


A U S T I N C I T Y C O U N C I L

AGENDA

Thursday, June 22, 2006

#119PH

 Back**Zone Hearings/App Ordinances/Restrictive Covenants
RECOMMENDATION FOR COUNCIL ACTION**

Subject: C14-06-0013 - Pavilion Condominlums - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 11819 Pavilion Boulevard (Walnut Creek Watershed) from community commercial (GR) district zoning and single-family residence-standard lot (SF-2) district zoning to multi-family residence-highest density (MF-6) district zoning. Zoning and Platting Commission Recommendation: To deny multi-family residence-highest density (MF-6) district zoning. Applicant: Mitchel and Rose Wong. Agent: Lopez-Phelps and Associates (Amelia Lopez-Phelps). City Staff: Sherri Sirwaitis, 974-3057. A valid petition has been filed in opposition to this rezoning request.

Additional Backup Material

(click to open)

 **Staff Report****For More Information:**

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0013

Z.A.P. DATE: March 21, 2006

April 4, 2006

May 2, 2006

ADDRESS: 11819 Pavilion Boulevard

OWNER/APPLICANT: Mitchel and Rose Wong

AGENT: Lopez-Phelps & Associates
(Amelia Lopez-Phelps)

ZONING FROM: GR, SF-2 **TQ:** MF-6*

AREA: 3.263 acres

*On April 27, 2006, the staff received a letter from the agent requesting to amend the case to allow for a 65 foot strip of SF-3 zoning along the southeast property line (Amendment Request Letter – Attachment B). Therefore, the zoning map for this case has been revised to reflect two tracts, Tract 1- the proposed MF-6 area and Tract 2- the proposed SF-3 area along the southeastern border of the site. In this letter, Ms. Lopez-Phelps also states that the applicant is pursuing the opportunity to provide SMART Housing as a component of the proposed project. The Neighborhood Housing and Community Development Department has confirmed that the applicant has submitted an application to request SMART Housing status. This application is under review and at this time the property under consideration has not been granted SMART Housing certification.

SUMMARY STAFF RECOMMENDATION:

Staff's recommendation is to grant MF-2, Multi-Family Residence-Low Density District, zoning.

ZONING AND PLATTING COMMISSION:

3/21/06: Postponed to April 4, 2006 by the applicant (8-0, J. Martinez-absent); M. Hawthorne-1st, J. Pinnelli-2nd.

4/06/06: Postponed to May 2, 2006 by the neighborhood (7-0, J. Pinnelli, T. Rabago-absent); J. Martinez-1st, M. Hawthorne-2nd.

5/02/06: Motion to approve MF-6-CO zoning, with a 60 foot height limit, and SF-3 zoning for an area 65 feet from the southeastern property line (5-3, B. Baker, M. Hawthorne, C. Hammond-No, J. Martinez-absent); K. Jackson-1st, B. Baker-2nd.

Motion made to rescind and reconsider previous action (8-0; J. Martinez-absent); K. Jackson-1st, B. Baker-2nd.

Motion to deny the applicant's request for MF-6 zoning (6-2, J. Gohil, S. Hale-No, J. Martinez-absent); K. Jackson-1st, J. Pinnelli-2nd.

ISSUES:

On May 10, 2006, the staff received a petition from surrounding property owners in opposition to the rezoning of this tract of land from GR to any zoning district other than LO or MF-2 (Attachment F). The GIS staff has verified that this petition is valid at 29.71%. Therefore, the petition will require an affirmative vote of three-fourths of the members of Council to approve a proposed rezoning of the zoning case.

The excerpt below is from the City of Austin's Land Development Code and explains when the City Council is subject to the three-fourths vote.

Sec. 25-2-284 REQUIREMENT FOR APPROVAL BY THREE-FOURTHS OF COUNCIL

- (A) *The affirmative vote of three-fourths of the members of Council is required to approve a proposed rezoning if:*
- (1) the Land Use Commission recommends denial of an application to rezone property to a planned unit development; or*
 - (2) the proposed rezoning is protested in writing by the owners of not less than 20 percent of the area of land:*
 - (a) included in the proposed change; or*
 - (b) immediately adjoining the area included in the proposed rezoning and extending 200 feet from the area.*

DEPARTMENT COMMENTS:

The property in question is currently undeveloped. This tract of land slopes slightly to southeast and contains several large trees. The agent for this case has stated that the applicants are requesting a rezoning because they would like sell the property to developer who plans to construct a 120-foot condominium tower on this site (Preliminary Site Layout – Attachment A). The proposed development would allow for a 12-story building, containing approximately 130 residential units to be marketed as an owner occupied retirement community. In this request, the applicant is asking to rezone a portion of the SF-3 area along the eastern border of the property that currently provides a buffer between the office and commercial zoning to the west and the residential zoning to the east.

The staff does not recommend the applicant's request for MF-6, Multi-family Residence-Highest Density District, zoning for this property because the proposed zoning allows for height and densities that are not compatible with the existing single-family residential neighborhood located directly to the east. The staff presents an alternate recommendation of MF-2, Multi-Family Residence-Low Density District, zoning for the site under consideration. MF-2 zoning is appropriate for this tract of land because the MF-2 district designation may be applied to a use in a multifamily residential area located near single family neighborhoods or in an area for which low density multifamily use is desired. The proposed MF-2 zoning will allow for a maximum height of forty (40) feet and will permit a maximum density of up to 23 units per acre, depending on unit size.

The following table compares the applicant's request with the staff's recommendation for this case:

<u>Zoning District:</u>	<u>MF-6</u>	<u>MF-2</u>
Minimum Lot Size:	8,000 sq. ft.	8,000 sq. ft.
Minimum Lot Width:	50	50
Max Dwelling Units per Lot:	unlimited	23
Maximum Height:	90 feet	40 feet or 3 stories
Minimum Setbacks:		
Front Yard:	15	25
Street Side Yard:	15	15
Interior Side Yard:	5	5
Rear Yard:	10	10
Maximum Building Coverage:	70%	50%
Maximum Impervious Cover:	80%	60%

The staff's proposal for MF-2 zoning for this site will create a transition in uses from the commercial/retail uses permitted in the GR district zoning to the west to the single-family residential uses that exist in the SF-2 district to the east.

This tract of land is subject to compatibility standards/regulations because it abuts existing single family uses and SF-2 zoning to the east. The height on this property would be limited to 30 feet and 2 stories from 50 feet to 100 feet from the residential property, and to 3 stories and 40 feet beyond the 100 foot distance. Then, height is permitted to increase by 1 foot for each 10 feet of additional distance from the residential property. However, the agent for this case has stated that if the proposed MF-6 zoning is granted for this site, then the applicant will proceed to the Board of Adjustment to request variances to allow for additional height and to vary from the City of Austin compatibility regulations.

The applicant does not agree with the staff and Zoning and Platting Commission's recommendations.

EXISTING ZONING AND LAND USES:

	<u>ZONING</u>	<u>LAND USES</u>
<i>Site</i>	GR	Undeveloped
<i>North</i>	GR	Hotel (Studio Hotels, 2 stories in height), Retail Strip Center fronting U.S. Highway 183 (Alvin's Sandwiches, Dry Cleaners, Impact Martial Arts, Dunkin Donuts)
<i>South</i>	LO, GR, SF-3	Car Wash, Restaurant (Sonic), Office Building (recently constructed, 3 stories in height), Restaurant (Antonio's)
<i>East</i>	SF-3, SF-2	Detention area, Single Family Residential Neighborhood
<i>West</i>	GR	Office (Austin Eye Center), Retail Sales (Academy)

AREA STUDY: U.S. 183/Jollyville Road Area Study

(This Area Study designates the property in question for commercial/GR district uses. The U.S. 183 Study was approved by the City Council in November of 1978. The Area Study recommended that a 120-foot deep strip of land along Jollyville Road be zoned "O" Office zoning (which was converted to LO, Limited Office, in 1985) and that a 200 foot strip of land along the west side of Jollyville Road be zoned "A" Residence (which was converted to SF-3, Family Residence, in 1985). The policy of a 120-foot strip buffer of LO zoning along the east side of Jollyville Road has been consistently applied to date. The policy of SF-3 on the west side of Jollyville Road was never approved or implemented, and today the west-side of Jollyville Road is primarily zoned office and multi-family, with the majority of office zoning being LO zoning. The recommendation for a 120-

foot strip of LO zoning along the eastern portion of Jollyville Road was incorporated into the Jollyville Road Study, which was adopted in 1984).

TIA: Not required

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

REGISTERED NEIGHBORHOOD ORGANIZATIONS:

- 46 - North Oaks Neighborhood Association
- 157 - Courtyard Homeowners Association
- 426 - River Place Residential Community Association, Inc.
- 475 - Bull Creek Foundation

SCHOOLS:

North Oaks Elementary School
Canyon Vista Middle School
Anderson High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-02-0088	LO to LR-CO	6/18/02: Approved staff's recommendation of LR-CO zoning, by consent (8-0, A. Adams-absent)	7/18/02: Approved LR-CO, prohibiting the following uses as offered by the applicant: Restaurant (Drive-in, Fast Food), Service Station, Counseling Services, Guidance Services, and Safety Services(7-0); all 3 readings
C14-01-0160	LO to GO	Withdrawn by applicant on 12/14/01	N/A
C14-89-0024	SF-2, GO to GR	Approved GR & SF-2 on 5/23/89	Approved GR & SF-2 (6-0); 1 st reading on 6/29/89 Approved GR & SF-2 (7-0); 2 nd / 3 rd readings on 10/04/90

RELATED CASES: There are no pending related cases.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	BICYCLE PLAN	SIDEWALKS
Pavilion Blvd.	70'	40'	Collector	No	No	Yes

CITY COUNCIL DATE: April 20, 2006

May 18, 2006

June 8, 2006

June 22, 2006

ORDINANCE READINGS: 1st

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

ACTION: Postponed at the staff's request to May 18, 2006 by consent (6-0, D. Thomas-off the dias)

ACTION: Postponed by the City Council to June 8, 2006 by consent (6-0, J. Kim-off dias); D. Thomas-1st, B. Dunkerley-2nd.

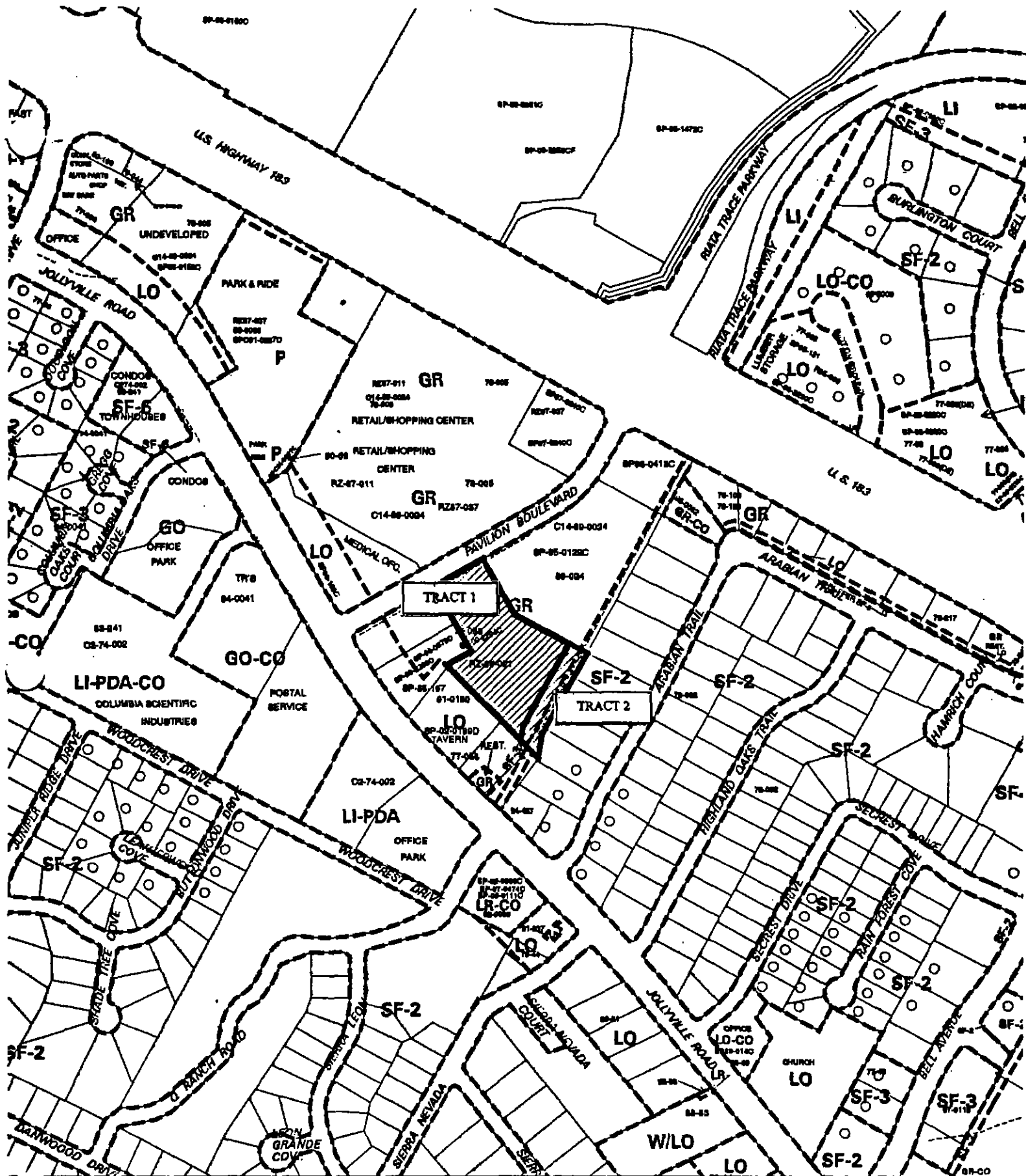
ACTION: Postponed at the staff's request to June 22, 2006 by consent (7-0)




ACTION:

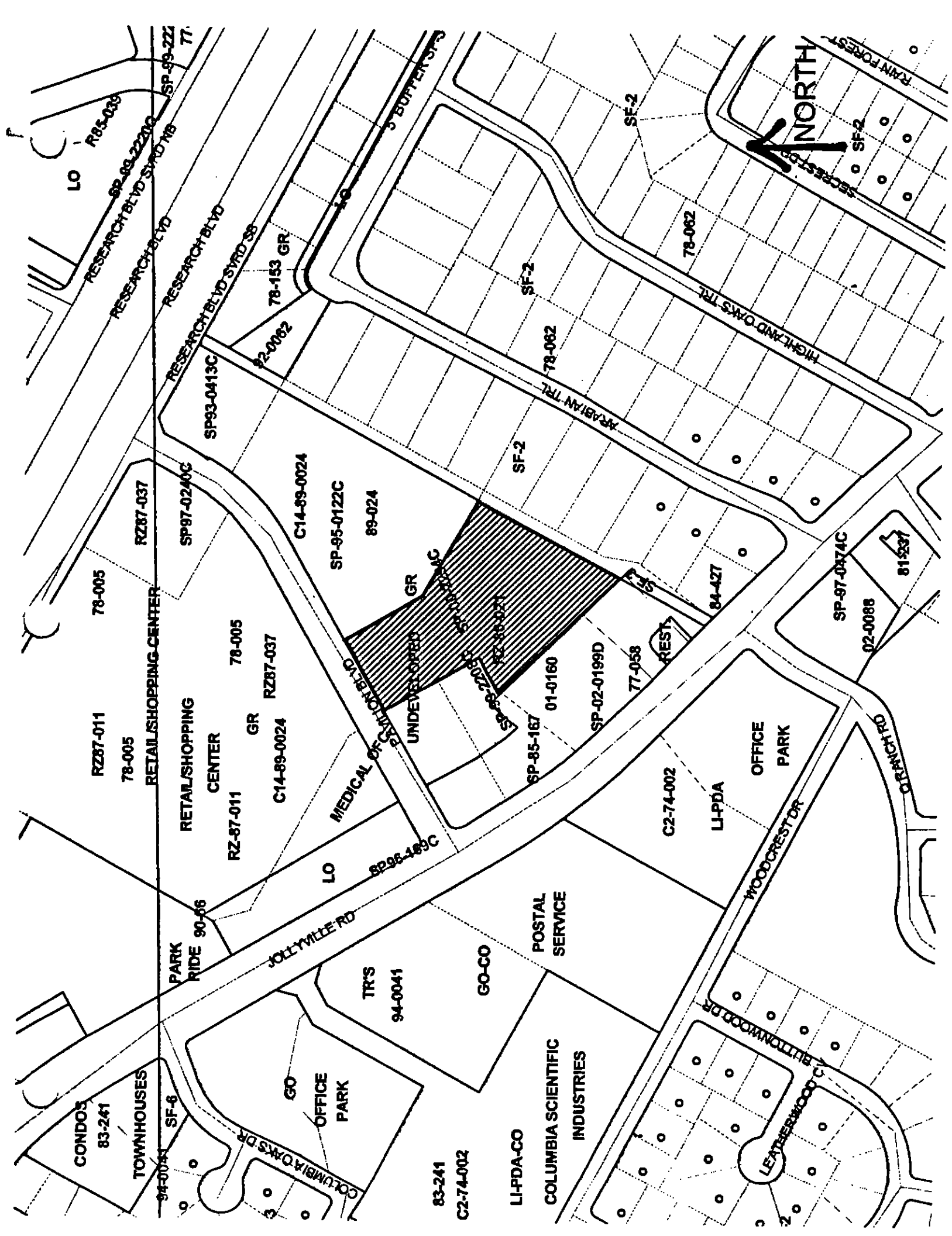
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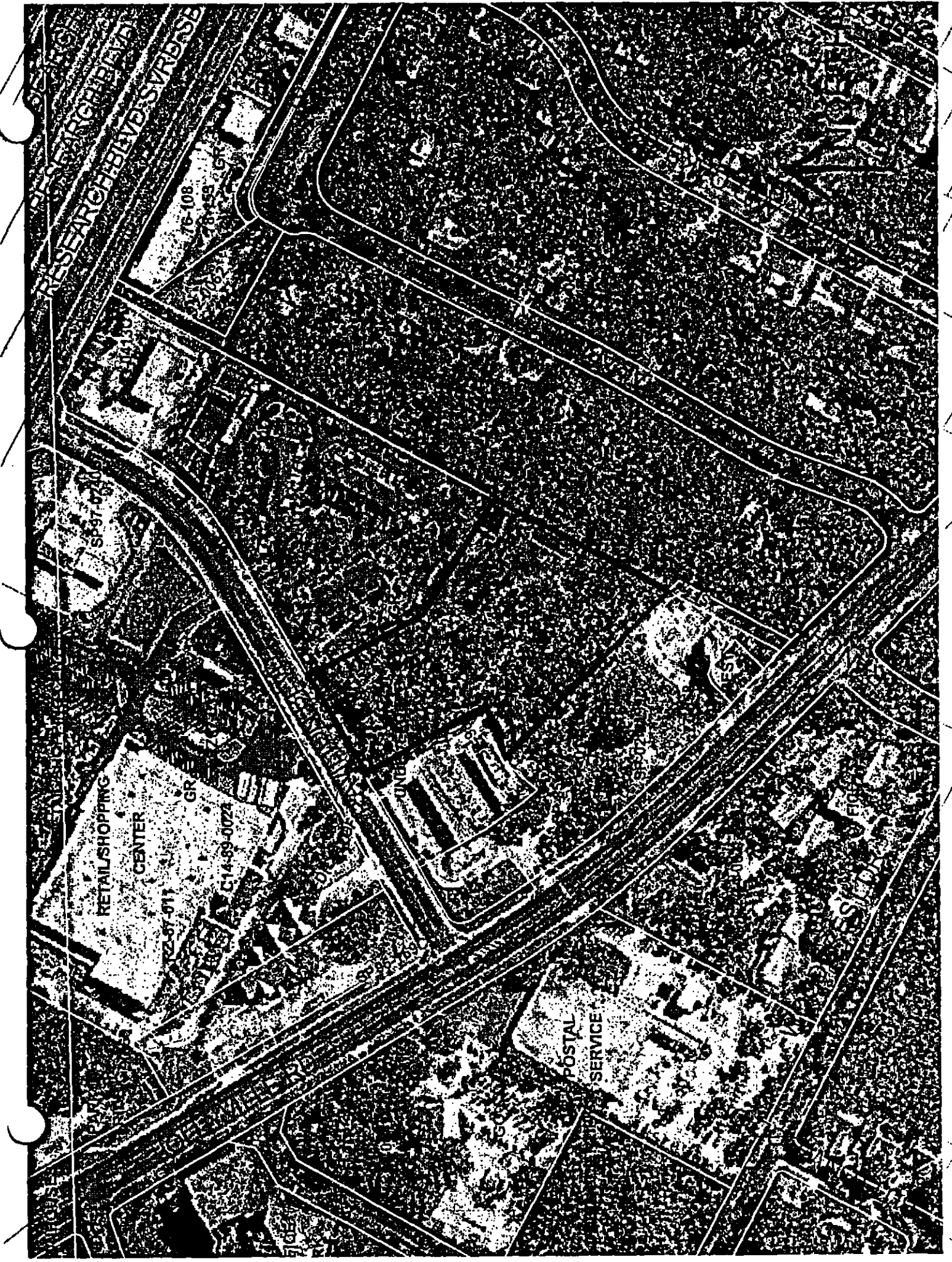
3rd

PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us



<p>1" = 400'</p> <p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: S.SIRWAITIS</p>	<p align="center">ZONING</p> <p>CASE #: C14-06-0013</p> <p>ADDRESS: 11819 PAVILION BLVD</p> <p>SUBJECT AREA (acres): 3.263</p> <p>DATE: 08-05</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>H35</p>
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STAFF RECOMMENDATION

Staff's recommendation is to grant MF-2, Multi-Family Residence-Low Density District, zoning.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The property in question does not meet the intent of the MF-6 district. The purpose statement of the MF-6 zoning district declares, "Multifamily residence highest density district is the designation for multifamily and group residential use. An MF-6 district designation may be applied to a use in a centrally located area near supporting transportation and commercial facilities, an area adjacent to the central business district or a major institutional or employment center, or an area for which the high density multifamily use is desired." The site under consideration is not located within the central city near a major institution or employment center.

The staff's recommendation for the MF-2 zoning district would be consistent with the surrounding uses because the MF-2 district allows for height and densities that are compatible with the existing single-family residential neighborhood located directly to the east. The purpose statement of the MF-2 zoning district in the City of Austin Land Development Code expresses the following, "Multifamily residence low density district is the designation for a multifamily use with a maximum density of up to 23 units per acre, depending on unit size. An MF-2 district designation may be applied to a use in a multifamily residential area located near single family neighborhoods or in an area for which low density multifamily use is desired." The proposed tract of land is located adjacent to a single family neighborhood where low density multifamily uses are advisable.

2. *The proposed zoning should promote consistency and orderly planning.*

The staff's recommendation for MF-2 zoning for this site would promote consistency and orderly planning because it will create a transition in uses from the commercial/retail uses permitted in the GR district to the west to the single-family residential uses that exist in the SF-2 district to the east. The MF-2 zoning district allows for height and densities that are compatible with the existing single-family residential neighborhood that borders the site under consideration.

3. *Intensive multi-family zoning should be located on major arterials and highways.*

The property in question does not front or take access to a major arterial roadway. The site is located on a collector roadway, Pavilion Boulevard. The applicant's proposal for MF-6 zoning will allow for the development of a large residential tower on this site adjacent to existing two to three story office and commercial structures and one to two story single family residential homes. Therefore, the staff does not deem the requested zoning appropriate for this location as it does not conform with the surrounding intensity of permitted development standards.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is currently undeveloped. The property slopes slightly downward to southeast and contains several large trees.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Impervious Cover

The maximum impervious cover allowed by the MF-6 zoning district would be 80%. However, because the Watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	% of Net Site Area	% with Transfers
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Environmental

The site is located over the north Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 1,048 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Capital Metro bus service is available along US Highway 183 and Jollyville Road within ¼ mile of the subject site.

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	BICYCLE PLAN	SIDEWALKS
Pavilion Blvd.	70'	40'	Collector	No	No	Yes

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility adjustments, and relocation. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Compatibility Standards

This property abuts single family zoning and use to the southeast (SF-2). The height on this property would be limited to 30 feet and 2 stories from 50 feet to 100 feet from the residential property, and to 3 stories and 40 feet beyond the 100 foot distance. Then, height is permitted to increase by 1 foot for each 10 feet of additional distance from the residential property. Since the height limit for MF-6 property is 90 feet, it appears that this property would require a variance (Board of Adjustment or Zoning and Platting Commission) to exceed the Compatibility height limits and to fully use the MF-6 density allowances.

This site has a number of large historic trees protected by the tree ordinance. Any proposed removal of one or more of them would require review and approval by the City Arborist, Michael Embesi, at 974-1876.

7. **Rezoning:** C14-06-0013 - Pavilion Condominiums
Location: 11819 Pavilion Boulevard, Walnut Creek Watershed
Owner/Applicant: Mitchel and Rose Wong
Agent: Lopez-Phelps & Associates (Amelia Lopez-Phelps)
Request: GR to MF-6
Staff Rec.: Recommendation of MF-2
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Neighborhood Planning and Zoning Department

1ST MOTION: APPROVED MF-6-CO DISTRICT ZONING; 60-FEET HEIGHT LIMIT; LEAVE THE SF-3 STRIP ALONG SOUTHEAST BORDER, 65-FT WIDTH AGAINST THE EXISTING RESIDENTIAL TO THE REAR.

[K.JACKSON, B.BAKER 2ND (for discussion purposes only)](5-3) B.BAKER, C.HAMMOND, M.HAWTHORNE – NAY; J.MARTINEZ – ABSENT

2ND MOTION: MOTION MADE TO RESEND AND RECONSIDER ACTION.

[K.JACKSON, B.BAKER 2ND] (8-0) J.MARTINEZ – ABSENT

3RD MOTION: DENY REQUEST FOR MF-6 DISTRICT ZONING.

[K.JACKSON, J.PINNELLI 2ND] (6-2) J.GOHIL, S.HALE – NAY; J.MARTINEZ – ABSENT

8. **Rezoning:** C14-06-0060 - Jester Boulevard
Location: 6701 Jester Boulevard North of F.M. 2222, West Bull Creek Watershed
Owner/Applicant: Cathy Nguyen
Agent: Cathy Nguyen
Request: DR and SF-1 to SF-1
Staff Rec.: Recommended
Staff: Jorge E. Rousselin, 974-2975, jorge.rousselin@ci.austin.tx.us
Neighborhood Planning and Zoning Department

APPROVED STAFF'S RECOMMENDATION FOR SF-1 DISTRICT ZONING; BY CONSENT.

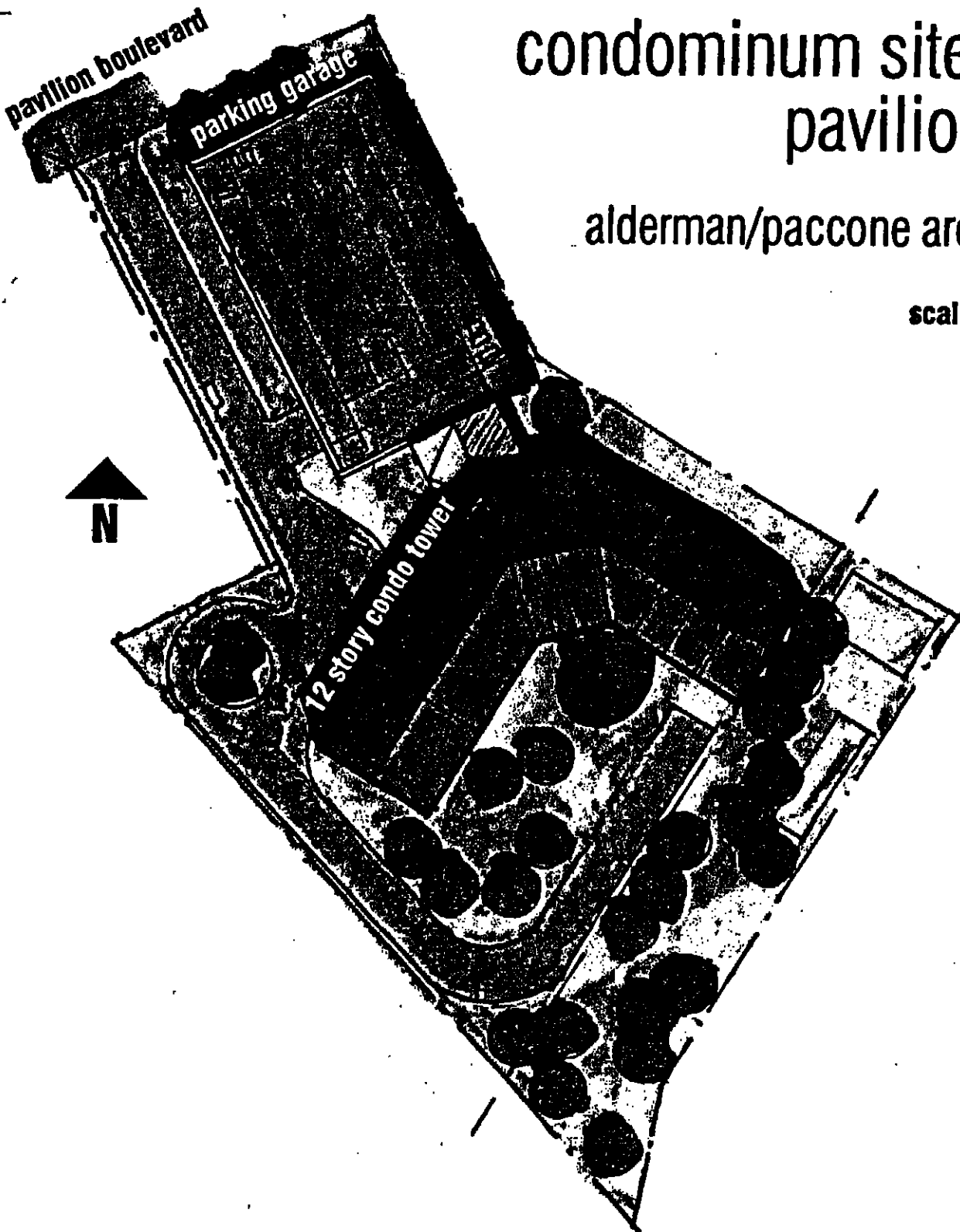
[J.GOHIL, J.PINNELLI 2ND] (8-0) J.MARTINEZ – ABSENT

Attachment A

condominium site plan pavilion site

alderman/paccone architects

scale: 1" = 80'





April 27, 2006

Ms. Betty Baker, Chairperson &
Commissioners
Zoning & Platting Commission
City Hall Council Chambers
301 W. 2nd St.
Austin, TX 78701

Re: **C14-06-0013 – Pavilion Condominiums**
Item #7

Ms. Baker, Chairperson & Commissioners:

This letter serves as an update of our zoning request to verify that the SF-3 portion of the site will remain SF-3 and will also be extended to a total width of 65 feet, along the southeast property line.

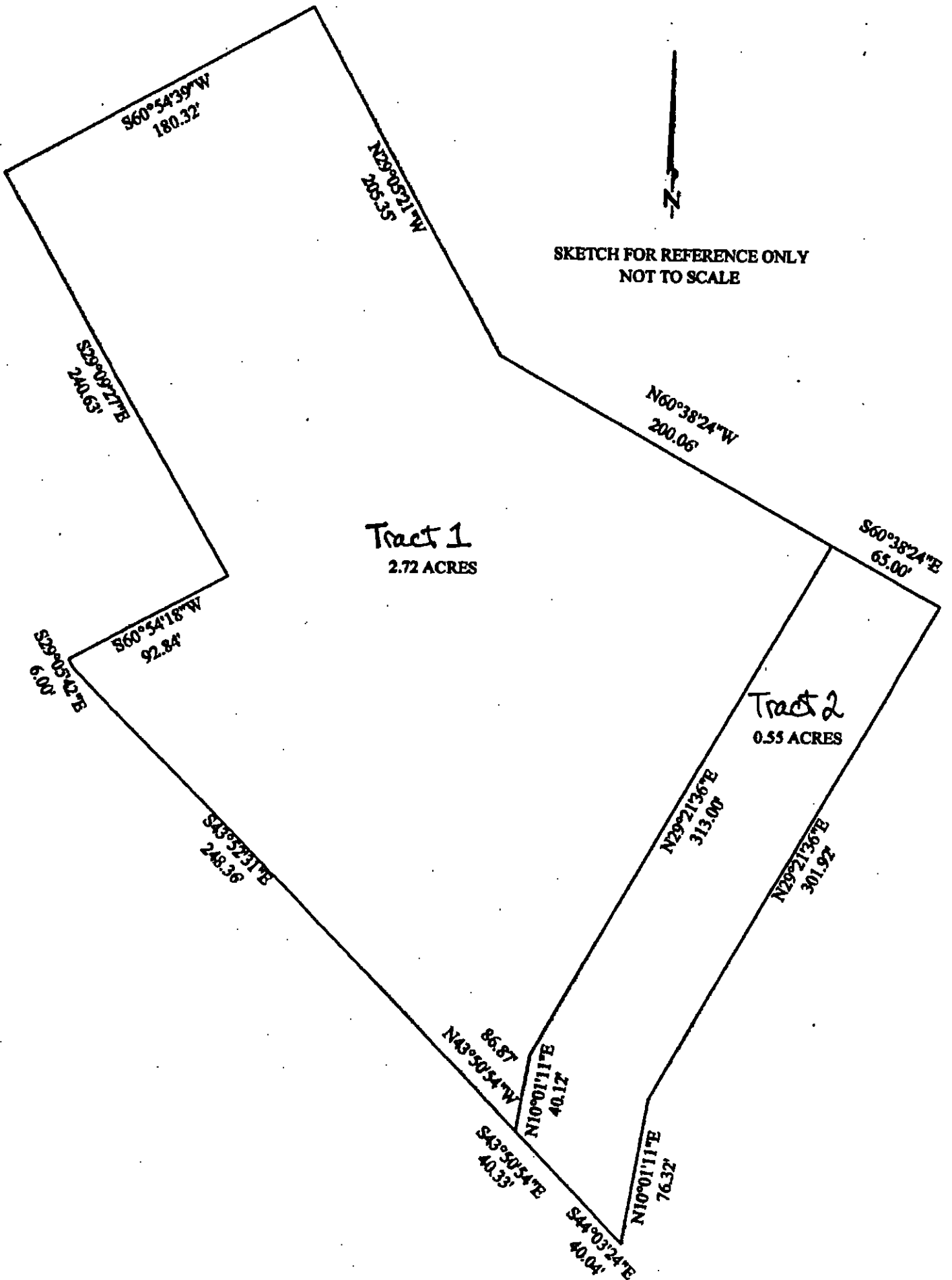
We have met with the neighborhood representatives and informed them of possible placement of the condominium buildings, as well as the opportunity of providing SMART HOUSING as a component of this project. As of today, we have not received a response from the neighborhood.

Please feel free to contact us if you have questions or require additional information.

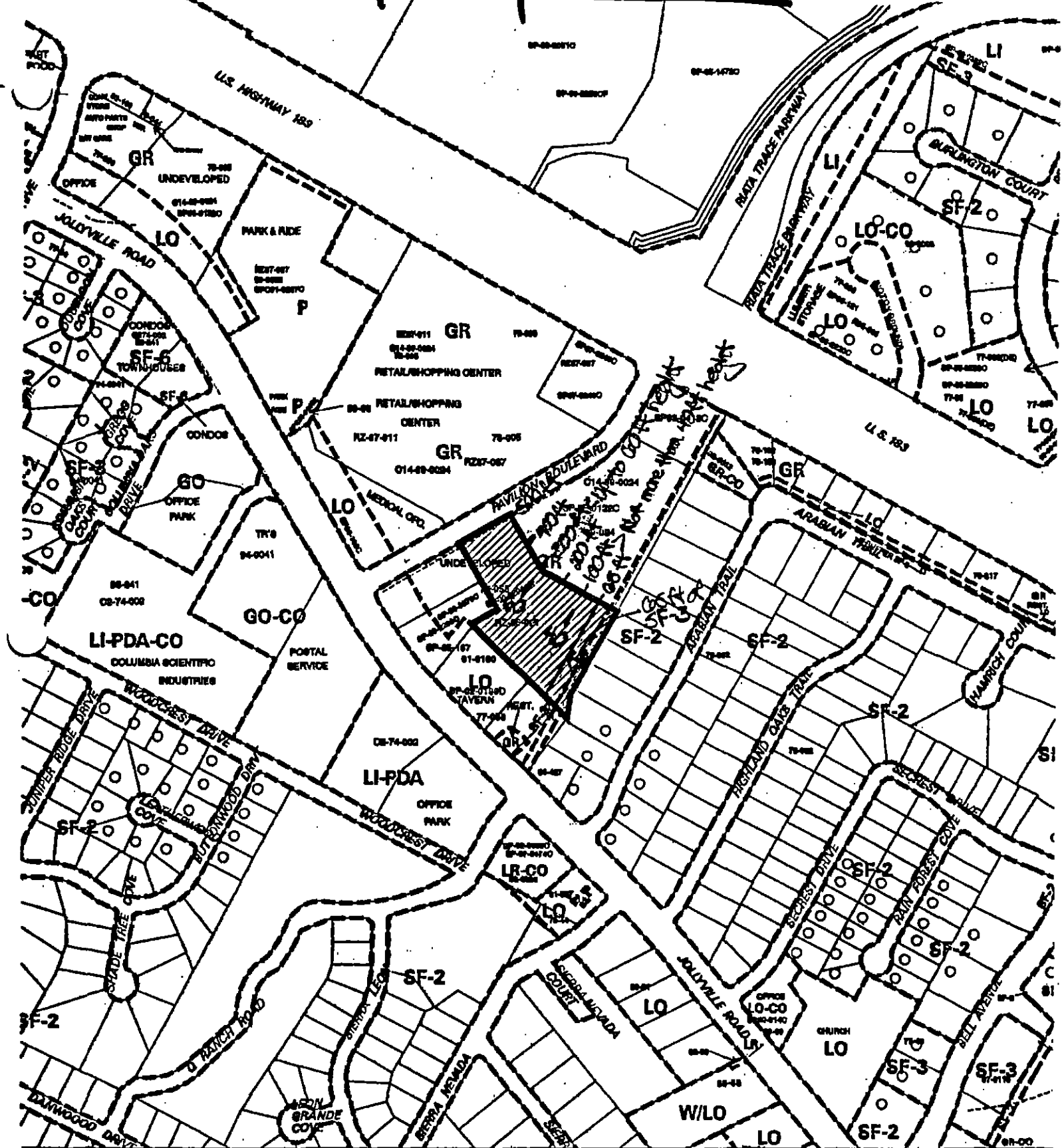
Your time and assistance is appreciated.

Sincerely,

Amelia Lopez-Phelps
Lopez – Phelps & Associates, L.L.C.,
611 S. Congress Avenue, Suite #340
Austin, Texas 78704
P: 512-236-8707
F: 512-236-8722
alp@lopez-phelps.com



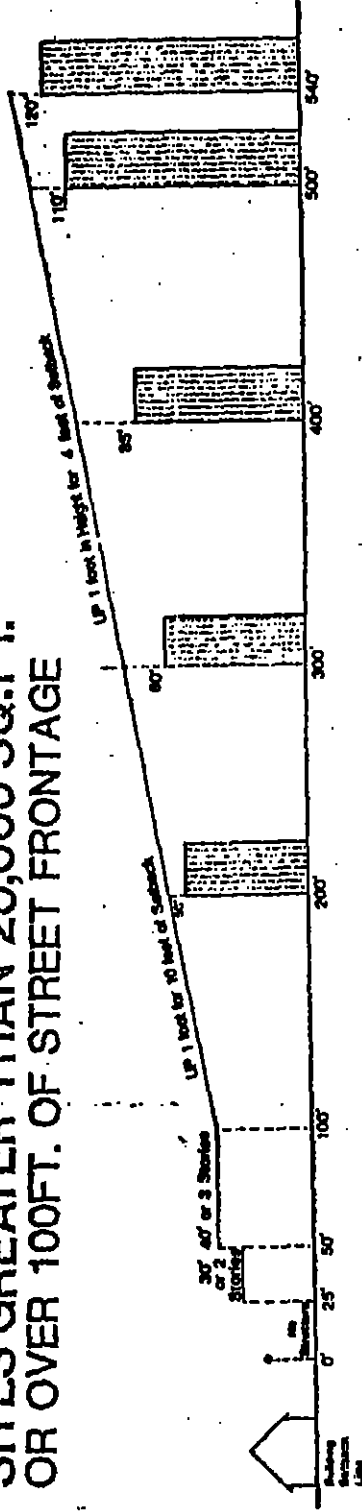
Compatibility Information Attachment C



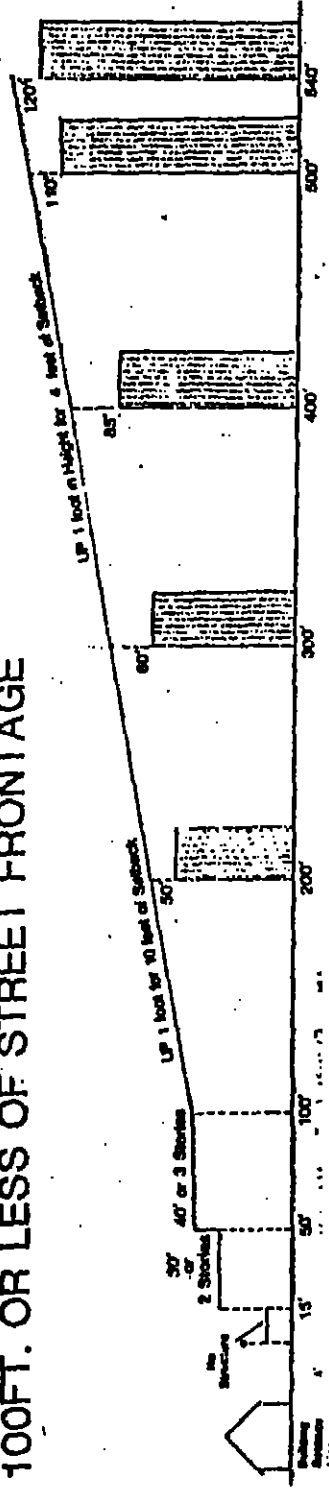
 1" = 400'	SUBJECT TRACT 	ZONING CASE #: C14-06-0013 ADDRESS: 11819 PAVILION BLVD SUBJECT AREA (acres): 3.263		DATE: 06-02 INTLS: 6M	CITY GRID REFERENCE NUMBER H35
	PENDING CASE 				
	ZONING BOUNDARY 				
	CASE MGR: S.SIRWAITIS				

COMPATIBILITY: HEIGHT+SETBACKS

SITES GREATER THAN 20,000 SQ.FT.
OR OVER 100FT. OF STREET FRONTAGE



SITES LESS THAN 20,000 SQ.FT.
100FT. OR LESS OF STREET FRONTAGE



NOTES:

COMPATIBILITY STANDARDS ARE APPLICABLE TO ALL PROPERTY ADJOINING OR ACROSS THE STREET FROM A LOT ZONED OR USED AS SF-5 OR MORE RESTRICTIVE OR WITHIN 540 FEET FROM A LOT ZONED SF-5 OR MORE RESTRICTIVE.

COMPATIBILITY INCLUDES:

- (1) HEIGHT (2) SETBACK PROVISIONS (3) SCALE & CLUSTERING (4) BUFFERING (5) RECOGNITION OF PASSIVE USES WITHIN FLOOD PLAIN
- (6) DESIGN OF SIGNS (7) NOISE OF MECHANICAL EQUIPMENT (8) LIGHTING (9) PARKING & DRIVEWAYS.

- does apply to storage & detention ponds (considered structures)

ARTICLE 10. COMPATIBILITY STANDARDS.

Division 1. General Provisions.

§ 25-2-1051 APPLICABILITY.

(A) Except as provided in Section 25-2-1052 (*Exceptions*), this article applies to a use in a townhouse and condominium residence (SF-6) or less restrictive zoning district and to a civic use described in Subsection (B) that is located on property:

(1) across the street from or adjoining property:

(a) in an urban family residence (SF-5) or more restrictive zoning district;

(b) on which a use permitted in an SF-5 or more restrictive zoning district is located, other than a dwelling permitted by Section 25-2-894 (*Accessory Uses For A Principal Commercial Use*); or

(c) in a traditional neighborhood (TN) zoning district; or

(2) located 540 feet or less from property in:

(a) an SF-5 or more restrictive zoning district;

(b) a TN district; or

(c) a development reserve (DR) zoning district.

(B) In Subsection (A), a civic use is a:

(1) college and university facilities use;

(2) community recreation (private) use;

(3) community recreation (public) use;

(4) day care services (commercial) use;

(5) park and recreation services (special) use;

(6) private primary educational facilities use;

(7) a private secondary educational facilities use;

- (8) a public primary educational facilities use;
- (9) a public secondary educational facilities use; or
- (10) a religious assembly use.

(C) Under this article, residential property in a planned unit development (PUD) zoning district is treated as property in an SF-5 zoning district if the PUD land use plan establishes the density for the residential area at 12.44 units per acre or less.

Source: Sections 13-2-731(a) and (d) and 13-2-25(2); Ord. 990225-70; Ord. 031211-11.

§ 25-2-1052 EXCEPTIONS.

(A) This article does not apply to:

- (1) construction for a residential use permitted in an urban family residence (SF-5) or more restrictive zoning district;
- (2) property in a historic landmark (H) or historic area (HD) combining district;
- (3) a structural alteration that does not increase the square footage, area, or height of a building; or
- (4) a change of use that does not increase the amount of required off-street parking.

(B) This article does not apply if property that triggers the **compatibility standards** is located in an SF-5 or more restrictive zoning district and is:

- (1) in the 100-year floodplain, in a rural residence (RR) zoning district, and not developed with a single-family dwelling;
- (2) a buffer zone established before March 1, 1984;
- (3) a right-of-way, utility easement, or railroad line that is not located on property protected by this article; or
- (4) developed with a use not permitted in an SF-5 or more restrictive zoning district, if the use fronts on:
 - (a) an arterial street defined by the Transportation Plan; or
 - (b) an industrial street with a right-of-way of at least 80 feet.

(C) For a property that contains a structure in which a use permitted in an SF-6 or less restrictive district is located and a structure in which a use permitted in an SF-5 or

more restrictive use is located, this article does not apply to that portion of the property that is closer to the structure containing the use permitted in an SF-5 or more restrictive district.

(D) This article does not apply to a passive use, including a park and hike and bike trail, in the 100 year flood plain if:

(1) the requirements of Chapter 25-8 (Environment) are met; and

(2) a license agreement to place the use in a dedicated drainage easement is obtained, if applicable.

(E) For an area used or developed as a residential infill or neighborhood urban center special use in a neighborhood plan combining district, this article applies only to the property along the perimeter of the area.

(F) This article does not apply within a transit oriented development (TOD) district after adoption of a station area plan in accordance with Chapter 25-2, Subchapter C, Article 3, Division 10, Subpart C (Station Area Plan), except that Division 2 (Development Standards) applies to property in a transition zone of a TOD district if triggered by property outside the TOD district.

Source: Sections 13-2-731(b), (c) and (e) and 13-2-737; Ord. 990225-70; Ord. 000406-81; Ord. 031211-11; Ord. 041202-16; Ord. 20050519-008.

Division 2. Development Standards.

§ 25-2-1061 STREET FRONTAGE FOR A CORNER SITE.

In Sections 25-2-1062 (Height Limitations And Setbacks For Small Sites) and 25-2-1063 (Height Limitations And Setbacks For Large Sites), street frontage for a corner site is measured along the more major street. If both streets are the same type, street frontage is measured along the shorter side of the site.

Source: Sections 13-2-733(a) and 13-2-734(b); Ord. 990225-70; Ord. 031211-11.

§ 25-2-1062 HEIGHT LIMITATIONS AND SETBACKS FOR SMALL SITES.

(A) This section applies to a site that has:

(1) an area that does not exceed 20,000 square feet; and

(2) a street frontage that does not exceed 100 feet.

(B) If a site has a street frontage of 50 feet or less, a person may not construct a structure 15 feet or less from property:

(1) in an urban family residence (SF-5) or more restrictive zoning district; or

(2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

(C) If a site has a street frontage that is more than 50 feet, but that does not exceed 100 feet, the side and rear setback requirements are as follows:

Length of Street Frontage (Feet) Side and Rear Setback (Feet)

50.01	to	52.50	15.0
52.51	to	54.99	15.5
55.00	to	57.50	16.0
57.51	to	59.99	16.5
60.00	to	62.50	17.0
62.51	to	64.99	17.5
65.00	to	67.50	18.0
67.51	to	69.99	18.5
70.00	to	72.50	19.0
72.51	to	74.99	19.5
75.00	to	77.50	20.0
77.51	to	79.99	20.5
80.00	to	82.50	21.0
82.51	to	84.99	21.5
85.00	to	87.50	22.0
87.51	to	89.99	22.5
90.00	to	92.50	23.0
92.51	to	94.99	23.5
95.00	to	97.50	24.0
97.51	to	99.99	24.5
100	25.0		

(D) A person may not construct a structure that exceeds a height of:

(1) two stories or 30 feet if the structure is 50 feet or less from property:

(a) in an SF-5 or more restrictive zoning district; or

(b) on which a use permitted in an SF-5 or more restrictive zoning district is located; or

(2) three stories or 40 feet if the structure is more than 50 feet and not more than 100 feet from property:

(a) in an SF-5 or more restrictive zoning district; or

(b) on which a use permitted in an SF-5 or more restrictive zoning district is located;

(3) for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive; or

(4) for a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.

Source: Section 13-2-733; Ord. 990225-70; Ord. 000309-39; Ord. 031211-11.

*** § 25-2-1063 HEIGHT LIMITATIONS AND SETBACKS FOR LARGE SITES.**

(A) This section applies to a site that has:

- (1) an area that exceeds 20,000 square feet; or
- (2) a street frontage that exceeds 100 feet.

(B) A person may not construct a structure 25 feet or less from property:

- (1) in an urban family residence (SF-5) or more restrictive zoning district; or
- (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

(C) A person may not construct a structure that exceeds a height of:

- (1) two stories or 30 feet if the structure is 50 feet or less from property: *already 65 ft from prop like*
 - (a) in an SF-5 or more restrictive zoning district; or
 - (b) on which a use permitted in an SF-5 or more restrictive zoning district is located; or
- (2) three stories or 40 feet if the structure is more than 50 feet and not more than 100 feet from property:
 - (a) in an SF-5 or more restrictive zoning district; or
 - (b) on which a use permitted in an SF-5 or more restrictive zoning district is located;

■ (3) for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive; or

■ (4) for a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.

Source: Section 13-2-734; Ord. 990225-70; Ord. 000309-39; Ord. 031211-11.

§ 25-2-1064 FRONT SETBACK.

A building must have a front building line setback of at least 25 feet from a right-of-way if the tract on which the building is constructed:

- (1) adjoins property:
 - (a) in an urban family residence (SF-5) or more restrictive zoning district; or
 - (b) on which a use permitted in a SF-5 or more restrictive district is located; and
- (2) fronts on the same street as the adjoining property.

Source: Section 13-2-736(a); Ord. 990225-70; Ord. 031211-11.

§ 25-2-1065 SCALE AND CLUSTERING REQUIREMENTS.

(A) The massing of buildings and the appropriate scale relationship of a building to another building may be accomplished by:

- (1) avoiding the use of a continuous or unbroken wall plane;
 - (2) using an architectural feature or element that:
 - (a) creates a variety of scale relationships;
 - (b) creates the appearance or feeling of a residential scale; or
 - (c) is sympathetic to a structure on an adjoining property; or
 - (3) using material consistently throughout a project and that is human in scale;
- or
- (4) using a design technique or element that:
 - (a) creates a human scale appropriate for a residential use; or

(b) prevents the construction of a structure in close proximity to a single-family residence zoning district that is:

(i) significantly more massive than a structure in a single-family residence zoning district; or

(ii) antithetical to an appropriate human scale; and

(c) allows the construction of a structure, including a multi-family structure, that exhibits a human scale and massing that is appropriate for a residential use.

(B) Except for good cause, the first tier of buildings in a multi-family or mixed use project must be clustered in a group that is not more than 50 feet wide, as measured along the side of the buildings that are most parallel to the property line of the site.

(C) The depth of the first tier of buildings described under Subsection (B) may not exceed:

(1) two units; or

(2) 60 feet.

(D) A building must be at least 10 feet apart from another building, as measured from wall face to wall face.

(E) Subsections (B), (C), and (D) do not apply to a:

(1) private or public primary educational facility;

(2) private or public secondary educational facility; or

(3) a college or university.

(F) In Subsection (B), good cause may be shown by compliance with Subsection (A).

Source: Section 13-2-735(c) and (d); Ord. 990225-70; Ord. 000309-39; Ord. 031211-11.

§ 25-2-1066 SCREENING REQUIREMENTS.

(A) A person constructing a building shall screen each area on a property that is used for a following activity from the view of adjacent property that is in an urban residence (SF-5) or more restrictive zoning district:

(1) off-street parking;

- (2) the placement of mechanical equipment;
- (3) storage; or
- (4) refuse collection.

(B) A person may comply with Subsection (A) by providing a yard, fence, berm, or vegetation. If a fence is provided, the height of the fence may not exceed six feet, except as otherwise permitted by Section 25-2-899 (*Fences As Accessory Uses*).

(C) The owner must maintain a fence, berm, or vegetation provided under this section.

Source: Section 13-2-736(c); Ord. 990225-70; Ord. 031211-11.

§ 25-2-1067 DESIGN REGULATIONS.

(A) Exterior lighting must be hooded or shielded so that the light source is not directly visible from adjacent property:

- (1) in an urban family residence (SF-5) or more restrictive zoning district; or
- (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

(B) The noise level of mechanical equipment may not exceed 70 db at the property line.

(C) A permanently placed refuse receptacle, including a dumpster, may not be located 20 feet or less from property:

- (1) in an SF-5 or more restrictive zoning district; or
- (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

(D) The location of and access to a permanently placed refuse receptacle, including a dumpster, must comply with guidelines published by the Department of Public Works and Transportation. The Watershed Protection and Development Review Department shall review and must approve the location of and access to each refuse receptacle on a property.

(E) A highly reflective surface, including reflective glass and a reflective metal roof with a pitch that exceeds a run of seven to a rise of 12, may not be used, unless the reflective surface is a solar panel or copper or painted metal roof.

(F) An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining property:

- (1) in an SF-5 or more restrictive zoning district; or
- (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

(G) Unless a parking area or driveway is on a site that is less than 125 feet wide, a parking area or driveway may not be constructed 25 feet or less from a lot that is:

- (1) in an SF-5 or more restrictive zoning district; or
- (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

(H) If a site on which a parking area or driveway is constructed is less than 125 feet wide, the width and setback for the parking area or driveway must comply with the following schedule:

<u>Total Site Width</u>		<u>Avg. Parking Width</u>	<u>Setback for Parking</u>	<u>Setback for Driveways</u>	
0	to	52.99'	45'	5'	0'
53	to	55.99'	46'	6'	1'
56	to	58.99'	47'	7'	2'
59	to	61.99'	48'	8'	3'
62	to	64.99'	49'	9'	4'
65	to	67.99'	50'	10'	5'
68	to	70.99'	51'	11'	6'
71	to	73.99'	52'	12'	7'
74	to	76.99'	53'	13'	8'
77	to	79.99'	54'	14'	9'
80	to	82.99'	55'	15'	10'
83	to	85.99'	56'	16'	11'
86	to	88.99'	57'	17'	12'
89	to	91.99'	58'	18'	13'
92	to	94.99'	59'	19'	14'
95	to	97.99'	60'	20'	15'
98	to	100.99'	61'	21'	16'
101	to	103.99'	62'	22'	17'
104	to	106.99'	63'	23'	18'
107	to	109.99'	64'	24'	19'
110	to	112.99'	65'	25'	20'
113	to	115.99'	67'	25'	21'
116	to	118.99'	69'	25'	22'

119 to 121.99' 71' 25' 23'
122 to 124.99' 73' 25' 24'

Source: Section 13-2-738(a) through (f); Ord. 990225-70; Ord. 010329-18; Ord. 031211-11.

§ 25-2-1068 CONSTRUCTION OF PARKING LOTS AND DRIVEWAYS BY CIVIC USES PROHIBITED.

(A) Except as provided by Subsection (B), a parking lot or driveway may not be constructed to serve a civic use described in Section 25-2-6 (*Civic Uses Described*) if:

- (1) construction of the parking lot or driveway requires the removal of a single-family residential use; or
- (2) the civic use provides secondary access from the civic use through a lot.

(B) Subsection (A) does not apply if at least 50 percent of the property adjoining the lot on which the parking lot or driveway is located is in a townhouse and condominium residence (SF-6) or more restrictive zoning district. Property that adjoins the rear of the lot, property owned by the owner of the civic use, and right-of-way are not considered in making a determination under this subsection.

Source: Section 13-2-738(g); Ord. 990225-70; Ord. 031211-11.

Division 3. Walvers.

§ 25-2-1081 LAND USE COMMISSION OR COUNCIL WAIVER.

(A) Except as provided by Subsections (B) and (C), the Land Use Commission, or council on appeal from a Land Use Commission decision, may waive a requirement of this article if the Land Use Commission or council determine that a waiver is appropriate and will not harm the surrounding area.

(B) The Land Use Commission or council may not approve a waiver that reduces a required setback to less than five feet.

(C) The Land Use Commission or the council may approve a waiver of a height restriction imposed by Section 25-2-1062 (*Height Limitations And Setbacks For Small Sites*) and 25-2-1063 (*Height Limitations And Setbacks For Large Sites*) only if:

- (1) there is an existing structure located between the proposed structure and the closest property to the proposed structure that triggers the **compatibility standards**; or

(2) the proposed development is located on and completely surrounded by property in a downtown mixed use (DMU) zoning district and the person applying for the waiver has:

(a) provided notice of the requested waiver, by certified mail with return receipt requested, to the owner of each property that adjoins or is across the street from the proposed development and on which a use permitted in an urban residence (SF-5) or more restrictive zoning district is located; and

(b) submitted the return receipts to the director.

(D) A waiver approved under Subsection (C)(1) may not permit the construction of a structure that exceeds the height of the existing structure.

(E) This section does not prohibit the Board of Zoning Adjustment from granting a variance from a requirement of this article under Section 25-2-473 (*Variance Requirements*).

Source: Section 13-2-739; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11.

§ 25-2-1082 ADMINISTRATIVE WAIVER FOR PROPERTY IN DEVELOPMENT RESERVE (DR) DISTRICT.

(A) This section applies only to property to which the **compatibility standards** apply because the property is 540 feet or less from a development reserve (DR) zoning district.

(B) The director may waive the application of this article to property that is not located more than 1,000 feet from a roadway, if property in the development reserve (DR) district that triggers the **compatibility standards** has frontage on a road classified by the Transportation Plan as a minor arterial or larger roadway.

(C) Before waiving the application of this article under this section, the director must review for property 540 feet or less from the property for which the waiver is sought:

(1) each existing land use and proposed development; and

(2) each approved preliminary subdivision plan or final subdivision plat.

(D) The director shall issue notice of the director's decision on the waiver under Section 25-1-133(B) (*Notice Of Applications And Administrative Decisions*). The granting or denial of a waiver under this section may be appealed to the Land Use Commission.

Source: Section 13-2-731(a)(4); Ord. 990225-70; Ord. 000309-39; Ord. 010607-8; Ord. 031211-11.

DANLY PROPERTIES

In Favor Letters

Attachment C

Real Estate Investors

April 26, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RECEIVED

MAY 01 2006

Neighborhood Planning & Zoning

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 131 unit residential condominium and parking garage, which would fill a need in this area of Austin. I am the owner of the Synergy Plaza office building located directly across from the property at 11940 Jollyville Rd.

After review of the information provided, we have decided to lend our full support for the applicants' request for MF-6 to allow for the development of this project. We ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,


Danly Properties
11940 Jollyville Rd.
Austin, Texas 78759

May 8, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a 139 unit, 125 foot tall, residential condominium and parking garage which would fill a need in this area of Austin. I am a resident of Northwest Austin.

After review of the information provided, we have decided to lend our full support for the applicants' request for MF-6 to allow for the development of this project. We ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,

Carol Dodds
8220 Partridge Bend Cove
Austin, TX 78729

May 17, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavillion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a 139 unit, 125 foot tall, residential condominium and parking garage which would fill a need in this area of Austin. I am a resident of Northwest Austin.

After review of the information provided, we have decided to lend our full support for the applicants' request for MF-6 to allow for the development of this project. We ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,


Bill Mayfield
12301 Turtleback Lane
Austin, Texas 78727

Rx Date/Time

MAY-16-2006(TUE) 10:52

5123226168

P.001

05/16/2006 10:50

5123226168

AUSTIN ENERGY

PAGE 01/03

May 16, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

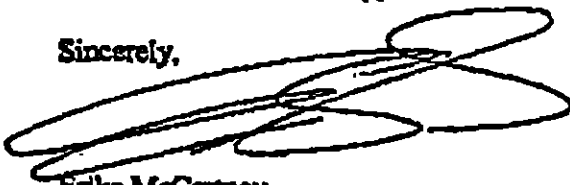
RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 139 unit residential condominium and parking garage, which would fill a need in this area of Austin. I am a longtime resident of Austin and believe this to be a great project for this area.

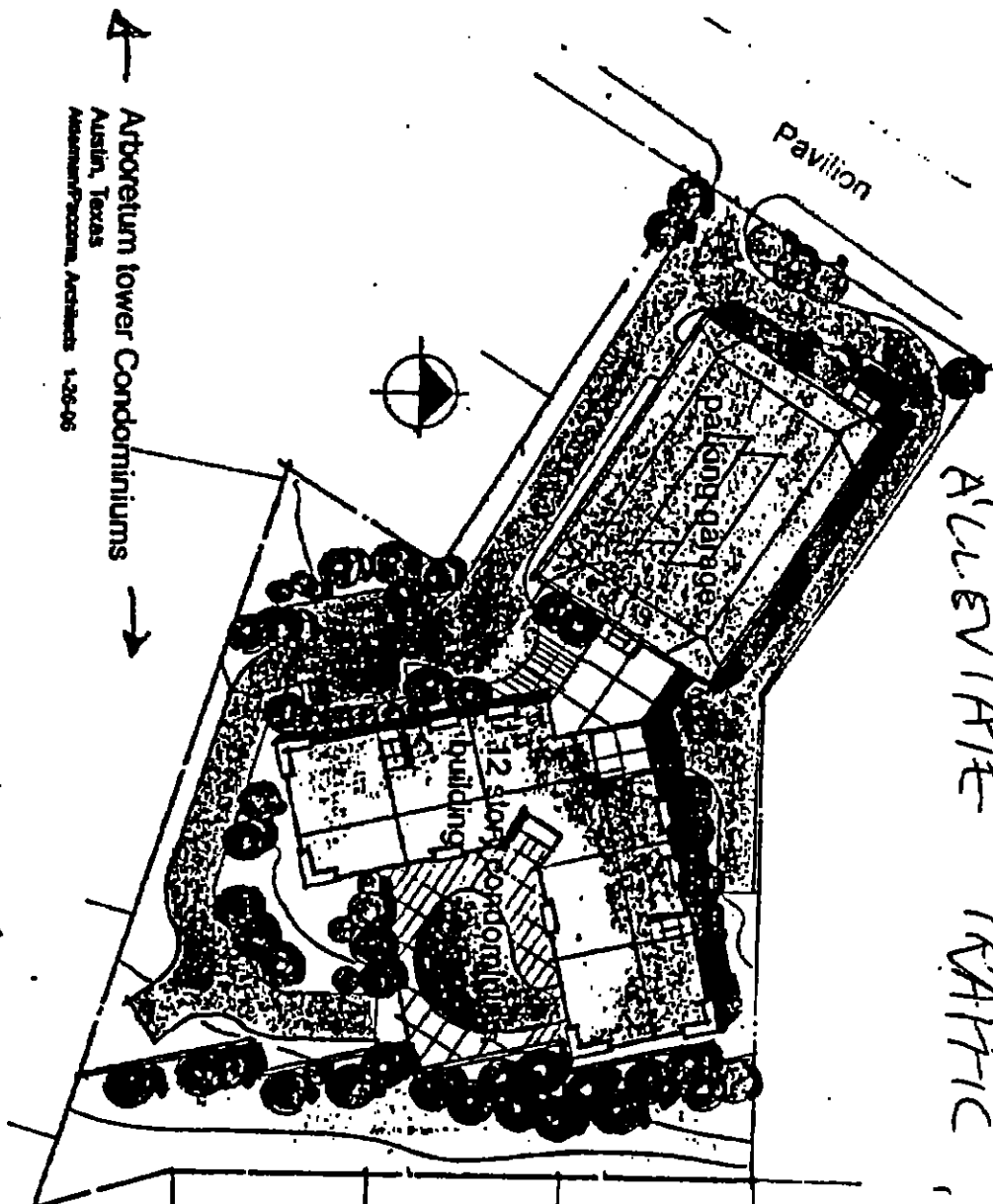
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Sincerely,



Erika McCartney
6804 Telluride Trail
Austin, Texas 78749

GOOD IDEA - AUSTIN NEEDS MORE
HIGH-DENSITY PROJECTS TO
ALLEVIATE TRAFFIC



Dear Parents,

4-26-06

They are going to build this
high end (\$250k-500k)

condominiums for independent
elders. I am in support of
this project for the following

reasons:

- ① It will create a nice community
for our elders.
- ② They will be closer to the
bus station for them to take
public transportation instead
of "must" drive around.
- ③ Higher density will create
larger green space around
the complex.
- ④ It will generate \$1.5M for our
you may return this money

with your comments.
Thanks. Amy.

Please feel free to ask a question.

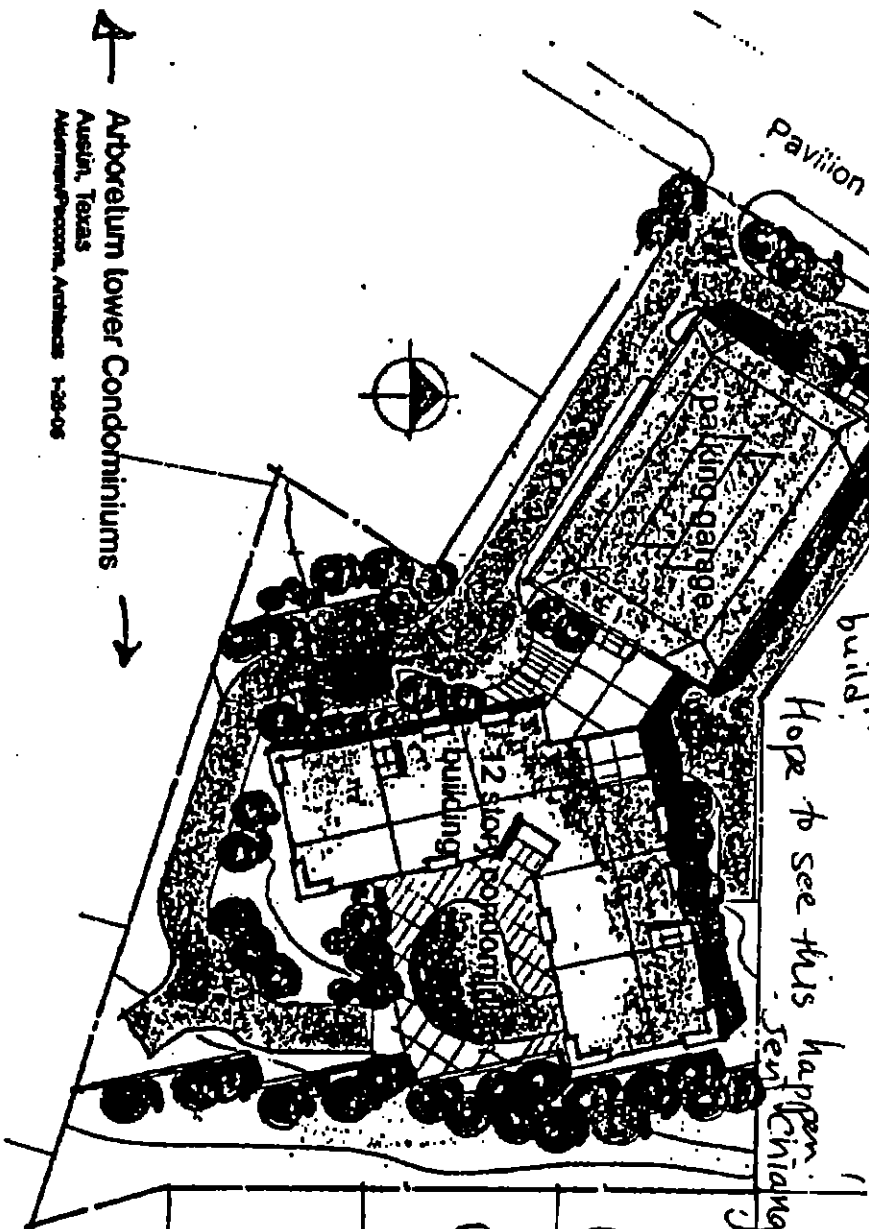
The Condominiums are across
from the Post Office.

Arboretum lower Condominiums
Austin, Texas
Arboretum/Post Office, Architects 1-26-06

I think it's a fabulous idea!
 It's better to have a large built town or strip mall or any other commercial property. There are many medical offices for seniors here. They don't need to drive there. This could will be attract attention, generate revenue for nearby businesses, and school district, enhance the

landscape nearby, especially since it's a upper-middle residential build.

Hope to see this happen.



The Condominiums are across from the Post Office.

Dear Parents,

4-26-06

They are going to build this high end (\$250K-500K)

condominiums for independent elders. I am in support of this project for the following reasons:

- ① It will create a nice community for our elders.
- ② They will be closer to the bus station by then to take public transportation instead of "must" drive around.
- ③ Higher density will create larger green space around the complex.
- ④ It will generate this kind of money return for you may return with your comments.

Thanks. Amy.

Please feel free to ask a question.

Rx Date/Time

MAY-16-2006(TUE) 10:52

5123226168

P.003

05/16/2006 10:50 5123226168

AUSTIN ENERGY

PAGE 03/03

May 8, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
305 Barton Springs Rd., 5th Floor
Austin, Texas 78704

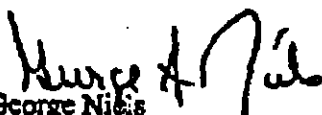
RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 139 unit residential condominium and parking garage, which would fill a need in this area of Austin. I am a longtime resident of Austin and believe this to be a great project for this area.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. I ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,


George Nitis
9017 Parkfield Dr.
Austin, Texas 78758

Rx Date/Time MAY-16-2006(TUE) 10:52

5123226168

P.002

05/16/2006 10:58 5123226168

AUSTIN ENERGY

PAGE 02/03

May 8, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 139 unit residential condominium and parking garage, which would fill a need in this area of Austin. I am a longtime resident of Austin and believe this to be a great project for this area.

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Sincerely,



Michael Enger
5701 S.Mopac #733
Austin, TX 78749

May 8, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

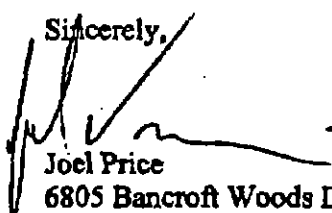
RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

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Sincerely,



Joel Price
6805 Bancroft Woods Dr
Austin, Texas 78729

May 8, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

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Sincerely,



Carolyn Price
6805 Bancroft Woods Dr
Austin, Texas 78729

May 23 06 11:06a

P. DeNuoci

512-418-0528

p.4

Rx Date/Time

MAY-16-2006(TUE) 08:29

512 5021301

P.002

MAY-16-06 TUE 08:13

STERN PETRICK

FAX NO. 512 5021301

P.02/02

FROM: BOS-JOC/KIM-GARB-A-GO-GO

PHONE NO: 5123432857

May- 02 2006 05:23 PM PT

May 1, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

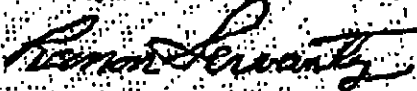
RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey,

We have been contacted by the agents representing the developer for the owner occupied residential project proposed on the site address listed above. The consultants presented a 139 unit, 125 foot tall residential condominium and parking garage, which would fill a need in this area of Austin. I am the owner of the Antonio's Restaurant property located directly adjacent to the property at 11835 Jollyville Rd.

After review of the information provided, we have decided to lend our full support for the applicants' request for MF-6 to allow for the development of this project. We ask the Commission and City Council consider their support and approval in favor of the applicants' request to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Ramon Servantez

11835 Jollyville Rd.
Austin, Texas 78759

May 8, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

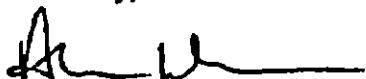
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11819 Pavilion Drive
Case # C14-06-0013

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Sincerely,



Angela Loughran
12804 Bancroft Woods Cone
Austin TX 78729

May 8, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 139 unit residential condominium and parking garage, which would fill a need in this area of Austin. I live in Northwest Austin and believe this to be a great project for this area.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. I ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



John Loughran
12804 Bancroft Woods Cove
Austin TX 78729

May 8, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 139 unit residential condominium and parking garage, which would fill a need in this area of Austin. I live and work in Northwest Austin and believe this to be a great project for this area.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. I ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Brandy Crumley
Director-Stepping Stone School and Child Development
6616 McNeil
Austin, Texas 78729

April 26, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 131 unit residential condominium and parking garage, which would fill a need in this area of Austin. I am a resident in Northwest Austin.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. We ask the Commission and City Council to consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,

Constance H. Mullen
4711 Spicewood Springs Road
Austin TX 78759

May 8, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 139 unit residential condominium and parking garage, which would fill a need in this area of Austin. I am a longtime resident of Austin and believe this to be a great project for this area.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. I ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Nora Hamilton
9017 A Parkfield
Austin, Texas 78758

2/2 p

2X

P.002

11:40

MAY-09-2006 (TUE)

12:39

2006-05-09

Bx Date/Time

FROM : INTERIOR SOLUTIONS

FAX NO. : 512 420 0153

May. 10 2006 08:41AM P1

May 9, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704


RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a 139 unit, 125 foot tall, residential condominium and parking garage which would fill a need in this area of Austin. I am a resident of Northwest Austin.

After review of the information provided, we have decided to lend our full support for the applicants' request for MF-6 to allow for the development of this project. We ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,


Stacy Davidson
3810 Eton Lane
Austin, Texas 78727

May 1, 2006

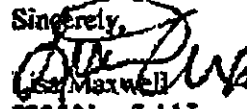
Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a 139 unit, 125 foot tall, residential condominium and parking garage which would fill a need in this area of Austin. I am a resident Austin.

After review of the information provided, we have decided to lend our full support for the applicants' request for MI-6 to allow for the development of this project. We ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,

Lisa Maxwell
2205 Newfield Lane
Austin, TX 78703

May 1, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704


RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a 139 unit, 125 foot tall, residential condominium and parking garage which would fill a need in this area of Austin. I am a resident of Austin.

After review of the information provided, we have decided to lend our full support for the applicants' request for MF-6 to allow for the development of this project. We ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,


Sylvia Acevedo
2403 Tower Dr
Austin, TX 78703

May 1, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a 139 unit, 125 foot tall, residential condominium and parking garage which would fill a need in this area of Austin. I am the owner of the Capitol Car Wash directly adjacent to the property located at 11885 Jollyville Rd.

After review of the information provided, we have decided to lend our full support for the applicants' request for MF-6 to allow for the development of this project. We ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Diana Abdi

Capitol Car Wash
7901 BeeCaves Rd Suite 16 (Mailing address)
Austin, Texas 78746

May 1, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a 139 unit, 125 foot tall, residential condominium and parking garage which would fill a need in this area of Austin. I am a resident Austin.

After review of the information provided, we have decided to lend our full support for the applicants' request for MF-6 to allow for the development of this project. We ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Kim Brill
8803 Fairway Hill Dr
Austin TX 78750

May 4 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

As long-time residents of Northwest Austin, we have been contacted by the agents representing the developer for an owner-occupied residential project, proposed on the site address listed above. We believe the 139 unit, 125 foot tall, residential condominium and parking garage would fill a need in the Northwest area of Austin.

After review of the information provided, we want to lend our full support for the applicants' request for MF-6 to allow for the development of this project. We ask that the Commission and City Council consider their support and approval in favor of the applicants' request and allow for the development of this project.

Your time and consideration would be appreciated.

Sincerely,



Bill and Janet Stacey
10609 McFarlie Cove
Austin, TX 78750

787 Group

Producing what matters...
Project Management / Print Production

5 May 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 3rd Floor
Austin TX 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented 139 unit, 125 foot tall residential condominium and parking garage, which would fill a need in this area of Austin. I live and work in Northwest Austin.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. I ask the Commission and City Council to consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration are greatly appreciated.

Sincerely,



Barbara J Morawitz
Owner/President

May 2, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

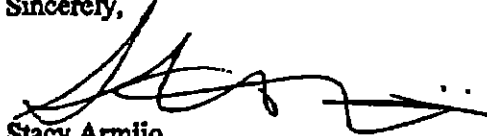
RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

I am a resident Austin and have been contacted by the agents representing the developer for the owner-occupied residential project proposed on the site address listed above. The consultants presented a 139-unit, 125-foot-tall residential condominium and parking garage, which would fill a need in this area of Austin.

After review of the information provided, I have decided to lend my support for the applicants' request for MF-6 to allow for the development of this project. We ask the Commission and City Council consider their support and approval in favor of the applicants' request to allow for the development of this project. Your time and consideration is appreciated.

Sincerely,



Stacy Armijo
5400 West Parmer Lane #418
Austin, Texas 78759

April 25, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 139 unit residential condominium and parking garage, which would fill a need in this area of Austin, targeting semi-retired and retired residents. I work in Northwest Austin on Jollyville Road near the project.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. I ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Cary Kipp
11776 Jollyville Rd.
Austin, Texas 78759

May 9, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavillon Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 131 unit residential condominiums and parking garage, which would fill a need in this area of Austin. I am a resident in Northwest Austin.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. We ask the Commission and City Council to consider their support and approval in favor of the applicants' request, to allow for the development of this project. The need for elderly housing in this area close to medical care is important. I applaud this group for their desire to help meet this important need in our community.

Your time and consideration would be appreciated.

Sincerely,



Diana Resnik
8112 Cardin
Austin, Texas 78759

512-346-3386

LYNDA, NOT LYNDIA, BILLY, NOT BILLIE
FOREST, NOT FOREST, FELICE, NOT FREST, JR.

May 10, 2006

In re: 11819 Pavilion Drive/Case # C14-06-0013

Dear Mayor Wynn and City Council Members:

I want to give my support to the Pavilion Condominiums which are being built in northwest Austin. Their case will be coming in front of the Council on May 18th.

We do have an interest in the area and we would like to see these units reach completion. At present, my father-in-law is living alone in a freestanding home that we bought for him, not far from the Jollyville/Pavilion area in question.

We bought that home for him before my mother-in-law died. When they were both living there, it made more sense. Now we have him there (he is 89, but very much able to take care of himself) alone and financing the upkeep and utilities on a full-scale, three bedroom/office/two bath house just doesn't make sense. The Pavilion Condominiums would make a wonderful place for him to live.

The environmental aspect is something that really concerns me. It is just so much more efficient to have a lot of people living in a multi-unit situation than many "loners" like him living in sizable houses, all requiring upkeep and watering of yards and landscape, plus the electric bills that come with that much square footage. (Not to mention having to replace roofs like we are doing right now thanks to a recent hail storm.)

We would love to see a project like The Pavilion Condominiums reach completion in that neighborhood so we could consider moving him there. As I understand it, many condo projects like this have floor committees so that they can check on people living alone.

I realize that you will get vocal opposition to this project from a handful of people. From what I have heard, some people set up a fuss when restaurants were first proposed on 183 years ago!

All I can hope is that you will give full consideration to the overall societal benefits of a well-planned multi-story project like this close to the 183 corridor. Austin is a big city. We need projects like this and not more sprawl.

Thank you for your consideration.

Sincerely,


Forrest Proctor, Jr.

ROBSTERNCOMPANY

Commercial Real Estate

Brokerage/Tenant Representation

May 1, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a 139 unit, 125 foot tall residential condominium and parking garage, which would fill a need in this area of Austin. I am an owner of the Jollyville Professional Building directly adjacent to the property located at 11851 Jollyville Rd.

After review of the information provided, we have decided to lend our full support for the applicants' request for MF-6 to allow for the development of this project. We ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,

Rob Stern

11851 Jollyville Rd.
Austin, Texas 78759

4131 SAGEWOOD SPRINGS

SUITE N-1

AUSTIN, TEXAS 78759

TEL 512.502.1300

FAX 512.502.1301

CEL 512.422.2096

EML ROBSTERNC@TEXAS.NET

May 1, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a 139 unit, 125 foot tall, residential condominium and parking garage which would fill a need in this area of Austin. I am a resident Austin.

After review of the information provided, we have decided to lend our full support for the applicants' request for MF-6 to allow for the development of this project. We ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Cheryl Mendos
8600 FM 620 N #2910
Austin, Texas 78726

May 1, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th floor
Austin, Texas 78704

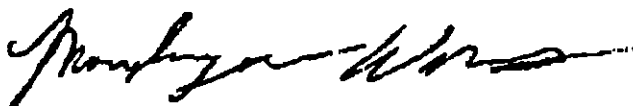
RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a 139 unit, 125 foot tall, residential condominium and parking garage which would fill a need in this area of Austin. I am a resident Austin.

After review of the information provided, we have decided to lend our full support for the applicants' request for MF-6 to allow for the development of this project. We ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Maryann Williams
8600 FM 620 N #2910
Austin, Texas 78726

May 2, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story (125 foot in height), 139 unit residential condominium and parking garage, which would fill a need in this area of Austin. I am a resident in Northwest Austin.

I see the need for this project to help in many ways to benefit Austin. First it would create a higher density of living to slow the urban sprawl. This is vital for Austin to develop communities that have all the requirements for living within a short distance. This project has a lot of food and entertainment already established with close distance. More related businesses would develop to support the higher density forming a community atmosphere. This project also has the extra benefit of being close to the future rail commuter system.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. We ask the Commission and City Council to consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Vernon Berger
6104 Twin Ledge Cove
Austin, Texas 78731

May 1, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

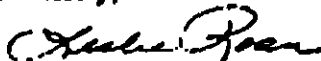
Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a 139 unit, 125 foot tall, residential condominium and parking garage which would fill a need in this area of Austin. I am a resident of Northwest Austin.

After review of the information provided, we have decided to lend our full support for the applicants' request for MF-6 to allow for the development of this project.

We ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Leslie Roan
5325 Valburn Circle
Austin, TX 78731

May 1, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

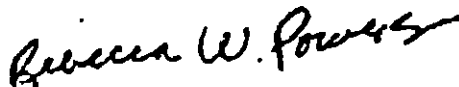
RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. I am a resident of Northwest Austin and the twelve story, 125 foot, 139 unit residential condominium and parking garage, would fill a need in this area of Austin.

I am lending my full support for the applicants' request for MF-6 to allow for the development of this project. I ask the Commission and City Council to consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Rebecca W. Powers
11107 Callanish Park Drive
Austin, TX 78750

May 1, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a 139 unit, 125 foot tall, residential condominium and parking garage which would fill a need in this area of Austin. I am a resident Austin.

After review of the information provided, we have decided to lend our full support for the applicants' request for MF-4, to allow for the development of this project. We ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Natalie Hanrahan
9720 Moorberry
Austin, Tx, 78729

May 1, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

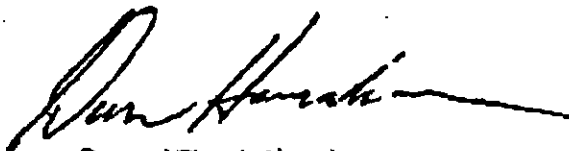
RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a 139 unit, 125 foot tall, residential condominium and parking garage which would fill a need in this area of Austin. I am a resident Austin.

After review of the information provided, we have decided to lend our full support for the applicants' request for MF 6 to allow for the development of this project. We ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Dan and Rhonda Hanrahan
8722 Moorberry
Austin Tx 78728

May 1, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a 139 unit, 125 foot tall, residential condominium and parking garage which would fill a need in this area of Austin. I am a resident of Northwest Austin.

After review of the information provided, we have decided to lend our full support for the applicants' request for MP-6 to allow for the development of this project. We ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,

Robert C. Hicks
Mollie Hicks

Robert & Mollie Hicks
10106 Grand Teton Court
Austin, TX 78759

May 1, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704


RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a 139 unit, 125 foot tall, residential condominium and parking garage which would fill a need in this area of Austin. I am a resident of Northwest Austin.

After review of the information provided, we have decided to lend our full support for the applicants' request for MF-6 to allow for the development of this project. We ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,


Joseph N. Steingasser
Col, USAF, Ret
6008 Ivy Hills Drive
Austin, TX 78759
512-345-5354

May 2, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a 139 unit, 125 foot tall, residential condominium and parking garage which would fill a need in this area of Austin. I am a resident Austin.

After review of the information provided, we have decided to lend our full support for the applicants' request for MF-6 to allow for the development of this project. We ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,


Mark L Waage

7788 Yaupon Drive
Austin, Texas 78759

May 1, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

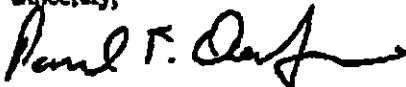
Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 139 unit residential condominium and parking garage, which would fill a need in this area of Austin.

As a long time Austin Resident, I believe this is a viable alternative to urban sprawl and one that I welcome to Northwest Austin.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 with 125 feet in height and to allow for the development of this project. I ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Paul T DeNucci
10200 Grand Teton Ct
Austin, Texas 78759

May 2, 2007

Greg Guemsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11818 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guemsey:

I am an ex-resident of Northwest Austin (after 14 years). The company I own and manage is still in that area although my residence is no longer there since my children are grown. I would very much like to live in that area again and was very excited to hear about this wonderful project.

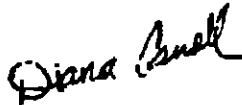
Since a condominium option doesn't currently exist, I am currently living in Round Rock. This project would give me a choice for living once again in North Austin. To simplify my older years, I will live and work within a three mile area. This means that I either can move my business out to Round Rock or consider a unit in this condominium.

I would prefer that both my money and my business are located in Austin, if conditions existed to do so. I will likely never own a house again at this point in my career. Please consider the needs of well established North Austinites who currently do not have a decent ownership option for their future in Northwest Austin, when considering the needs of the citizens there. Let people like me come home to Austin where we belong.

The twelve story, 139 unit, 125 foot tall, residential condominium and parking garage, which would fill a need in this area of Austin of others I know too. Two of my dearest neighbors are about to leave the status of big homes and downsize. One couple is approaching 80 and the other is in their 70's. They love the area just like I do and want to stay there.

I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. I ask the Commission and City Council to consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Diana Carroll
POB 201091, Austin, Texas 78720

May 1, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
905 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a 139 unit, 125 foot tall, residential condominium and parking garage which would fill a need in this area of Austin. I am a resident Austin.

After review of the information provided, we have decided to lend our full support for the applicants' request for MP-6 to allow for the development of this project. We ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



James A. Halbert, III
5714 Rain Creek Parkway
Austin, TX 78759

April 27, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 139 unit residential condominium and parking garage, which would fill a need in this area of Austin. I live in Northwest Austin and believe this to be a great project for this area.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. I ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,

Joan Fleck

Joan Fleck
7400 Lady Suzannes Ct.
Austin, Texas 78729

April 27, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

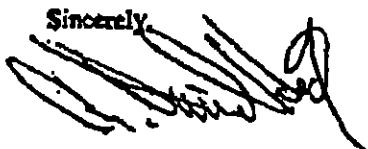
Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site listed above. The consultants presented plans for a twelve-story, 139-unit residential condominium and parking garage building.

I am in my sixties, and live near by. I look forward to the possibility of having a viable alternative to living in a single-family dwelling, should the time come when I no longer wish to do so.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 zoning to allow for the development of this project. I ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



G. Daniel Heck
7400 Lady Suzannes Ct.
Austin, Texas 78729

May 1, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a 139 unit, 125 foot tall, residential condominium and parking garage which would fill a need in this area of Austin. I am a resident of Austin.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. I ask the Commission and City Council to consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Jeff Ketner
3320 Big Bend Drive
Austin, TX 78731

May 1, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a 139 unit, 125 foot tall, residential condominium and parking garage which would fill a need in this area of Austin. I am a resident of Northwest Austin.

After review of the information provided, we have decided to lend our full support for the applicants' request for MF-6 to allow for the development of this project. We ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Larry & Arlene Smith
6007 Ivy Hills Drive
Austin, TX 78759

May 1, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
305 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

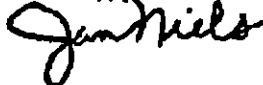
Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 139 unit residential condominium and parking garage, which would fill a need in this area of Austin.

As a long time Austin Resident, I believe this is a viable alternative to urban sprawl and one that I welcome to Northwest Austin.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 with 125 feet in height and to allow for the development of this project. I ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Jan Niels
6812 Bancroft Woods Dr
Austin, Texas 78729

May 1, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

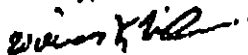
Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 139 unit residential condominium and parking garage, which would fill a need in this area of Austin.

As a long time Austin Resident, I believe this is a viable alternative to urban sprawl and one that I welcome to Northwest Austin.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 with 125 feet in height and to allow for the development of this project. I ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



William Niels
6812 Bancroft Woods Dr
Austin, Texas 78729

April 27, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 139 unit residential condominium and parking garage, which would fill a need in this area of Austin. I live in Northwest Austin and believe this to be a great project for this area.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. I ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely



Celina Overbo
13324 Amasia Drive
Austin, Texas 78729

April 27, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 139 unit residential condominium and parking garage, which would fill a need in this area of Austin. I live in Northwest Austin and believe this to be a great project for this area.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. I ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,

Tom Bryan

Tom Bryan
13375 Amasia Dr
Austin, Texas 78729

April 27, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 139 unit residential condominium and parking garage, which would fill a need in this area of Austin. I live in Northwest Austin and believe this to be a great project for this area.

After review of the information provided, I have decided to lend my full support for the applicants' request for MI-6 to allow for the development of this project. I ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,

Wendy Bryan

Wendy Bryan
13375 Amasia Dr
Austin, Texas 78729

April 25, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

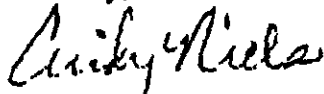
RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 139 unit residential condominium and parking garage, which would fill a need in this area of Austin. I have lived in Austin for the last 40 years with the last 16 years as a resident of Northwest Austin.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. I ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Cindy Niels

12549 Sir Christopher Cove
Austin, Texas 78729

April 27, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 139 unit residential condominium and parking garage, which would fill a need in this area of Austin. I live in Northwest Austin and believe this to be a great project for this area.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. I ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely



Ron Overbo
13324 Amasia Drive
Austin, Texas 78729

April 27, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 139 unit residential condominium and parking garage, which would fill a need in this area of Austin. I live in Northwest Austin, in a condominium, and believe this to be a great project for this area.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. I ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Randy Lorensen
2425 Ashdale Dr #41
Austin, Tx 78757

April 29, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavillion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 139 unit residential condominium and parking garage, which would fill a need in this area of Austin. I am a long time Austin Resident and believe this to be a great project for this area.

After review of the information provided, I have decided to lend my full support for the applicants' request for M1-6 to allow for the development of this project. I ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Sharon Hillhouse
4004 Enclave Mesa Circle
Austin, Texas 78731

April 27, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

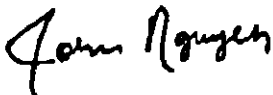
RE: Letter of Support
11819 Pavillon Drive
Case # C14-06-0013

Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 139 unit residential condominium and parking garage, which would fill a need in this area of Austin. I live in Northwest Austin, in fact directly across Research Blvd from the proposed condominium site, and believe this to be a great project for this area.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. I ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



John Nguyen
12405 Alameda Trace Circle #1325
Austin, Texas 78727

April 27, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 139 unit residential condominium and parking garage, which would fill a need in this area of Austin. I live in Northwest Austin and believe this to be a great project for this area.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. I ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Chip Prescott
12549 Sir Christophers Cove
Austin, Texas 78729

April 29, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

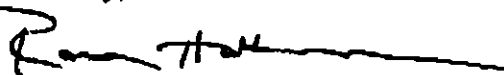
RE: Letter of Support
11819 Pavillion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 139 unit residential condominium and parking garage, which would fill a need in this area of Austin. I am a long time Austin Resident and believe this to be a great project for this area.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. I ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Ronald L. Hillhouse
4004 Enclave Mesa Circle
Austin, Texas 78731

May 1, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

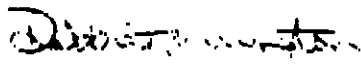
RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a 139 unit, 125-foot tall residential condominium and parking garage, which would fill a need in this area of Austin. I am a resident Northwest Austin and believe that many of my neighbors could benefit from having a condominium such as this available to them when they decide to sell their larger homes. It would be nice to be able to remain in a familiar neighborhood near friends, doctors, good health care facilities and stores.

After review of the information provided, we have decided to lend our full support for the applicants' request for MF-6 to allow for the development of this project. We ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,


Debbie Herrington

9304 Mystic Oaks Trail
Austin, Texas 78750

May 1, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

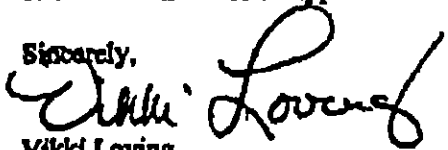
RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a 139 unit, 125 foot tall, residential condominium and parking garage which would fill a need in this area of Austin. I am a resident Austin.

After review of the information provided, we have decided to lend our full support for the applicants' request for MF-6 to allow for the development of this project. We ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,


Vicki Loving
9400 Schug Cove
Austin, TX 78759
512-450-0088

May 1, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a 139 unit, 125 foot tall, residential condominium and parking garage which would fill a need in this area of Austin.

I am a resident of Northwest Austin and believe this building will be an excellent addition to this neighborhood, particularly for the retirees, empty nesters, baby boomers and senior citizens who want to downsize, live a simpler life, remain close to healthcare facilities, and live in a community setting with others.

After review of the information provided, we have decided to lend our full support for the applicants' request for MF-6 to allow for the development of this project. I ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Patricia Parks DeNucci
10200 Grand Teton Court
Austin, TX 78759
512-418-0527

May 1, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

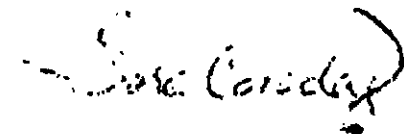
RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a 139 unit, 125 foot tall, residential condominium and parking garage which would fill a need in this area of Austin. I am a resident of Austin.

After review of the information provided, we have decided to lend our full support for the applicants' request for MR-6 to allow for the development of this project. We ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Sara Canaday
6805 Marbry's Ridge Cove
Austin, TX 78731

May 1, 2006

Mr. Greg Guarnsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guarnsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a 139 unit, 125 foot tall, residential condominium and parking garage which would fill a need in this area of Austin. We are residents of Austin.

We are firmly convinced that sensitive developments using multi-story buildings such as the one proposed here are an environmentally sound option for Austin.

After review of the information provided, we have decided to lend our full support for the applicants' request for MF-6 to allow for the development of this project. We ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,


Forrest Preece Linda Ball

4914 Shoal Creek Blvd
Austin, Texas 78756

May 1, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a 139 unit, 125 foot tall, residential condominium and parking garage which would fill a need in this area of Austin. I am a resident Austin.

After review of the information provided, we have decided to lend our full support for the applicants' request for MI-6 to allow for the development of this project. We ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Nancy Oelklaus
5400 Mt Bonnell Road
Austin, TX 78731



Comer Communications

May 1, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th floor
Austin, TX 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

I've been given an opportunity to take a look at the initial plans for an owner-occupied residential project in northwest Austin. Since I live in this area, I was especially interested in how it was designed. The structure would be twelve stories, 125 feet tall, have 139 condominium units, and include a parking garage. For those of us who may soon come to the end of our watering-the-yard days, this sounds like an idea whose time has come. I can see many advantages to living in such a building.

After reviewing the information, I support the applicants' request for MP-6 and urge the Commission and City Council to support this project. I believe a high-rise condominium is an excellent option for residential living in northwest Austin and will increase the quality of life in our area of the city.

Sincerely,

James B. Comer
12505 Turkey Ridge Court
Austin, TX 78729

May 1, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704


RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a 139 unit, 125 foot tall, residential condominium and parking garage which would fill a need in this area of Austin.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. I ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,


Doug Hall

2716 Barton Creek Blvd. #1423
Austin, TX 78735

May 1, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a 139 unit, 125 foot tall, residential condominium and parking garage which would fill a need in this area of Austin. I am a resident of Northwest Austin.

After review of the information provided, we have decided to lend our full support for the applicants' request for MF-6 to allow for the development of this project. We ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,

Shirley Towry

Shirley Towry
4016 Edge Rock Drive
Austin, TX 78731

May 1, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 139 unit residential condominium and parking garage, which would fill a need in this area of Austin. I am a long time Austin Resident and believe this to be a great project for this area.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. I ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Charles Haverin
4000 Enclave Mesa Cir
Austin, Texas 78731

April 29, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

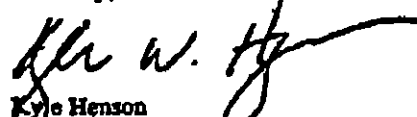
RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 139 unit residential condominium and parking garage, which would fill a need in this area of Austin. I am a long time Austin Resident and believe this to be a great project for this area.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. I ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Kyle Henson
14605 Sand Dollar Ct
Austin, Texas 78728

May 1, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 139 unit residential condominium and parking garage, which would fill a need in this area of Austin. I am a long time Austin Resident and believe this to be a great project for this area.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. I ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Diane Haverin
4000 Enclave Mesa Ctr
Austin, Texas 78731

March 18, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

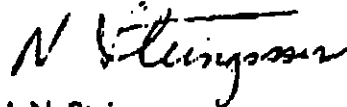
RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 131 unit residential condominium and parking garage, which would fill a need in this area of Austin. I am a resident in Northwest Austin.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. We ask the Commission and City Council to consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Joseph N. Steingasser
Col. USAF, Ret
6008 Ivy Hills Dr
Austin, TX 78759
Tel 512-344-5344

416-1728

April 26, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
905 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 131 unit residential condominium and parking garage, which would fill a need in this area of Austin. My parents live in Northwest Austin and would benefit from having this type of housing available in the future.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. We ask the Commission and City Council to consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Lisa Maxwell
2205 Newfield Lane
Austin, TX

April 26, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

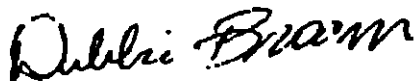
RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 131 unit residential condominium and parking garage, which would fill a need in this area of Austin. I am a resident of Northwest Austin.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. I ask the Commission and City Council to consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Debbie Broam
8600 FM 620 N #2912
Austin, TX 78726

April 26, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

I have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 131 unit residential condominium and parking garage, which would fill a need in this area of Austin.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. I ask the Commission and City Council to consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



W. Douglas Hall
2716 Barton Creek Blvd
Austin, TX 78735

April 12, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704


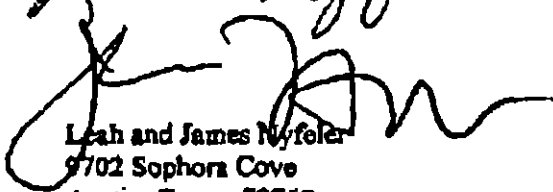
RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 131 unit residential condominium and parking garage, which would fill a need in this area of Austin. I am a resident in Northwest Austin.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. We ask the Commission and City Council to consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,

Leah and James Nyfeler
9702 Sophora Cove
Austin, Texas 78759

April 10, 2006

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 131 unit residential condominium and parking garage, which would fill a need in this area of Austin. I am a resident in Northwest Austin.

After review of the information provided, I have decided to lend my full support for the applicants' request for MF-6 to allow for the development of this project. We ask the Commission and City Council to consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,



Nancy P. George
8130 Bottlebrush Drive
Austin, TX 78750

March 5, 2006

RECEIVED

MAR 15 2006

Neighborhood Planning & Zoning

Mr. Greg Guernsey
Watershed Protection and Development Department
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

RE: Letter of Support
11819 Pavilion Drive
Case # C14-06-0013

Dear Mr. Guernsey:

We have been contacted by the agents representing the developer for the owner occupied residential project, proposed on the site address listed above. The consultants presented a twelve story, 131 unit residential condominium and parking garage, which would fill a need in this area of Austin. I am the owner of the Sonic Drive-In restaurant located directly adjacent to the property at 11881 Jollyville Rd.

After review of the information provided, we have decided to lend our full support for the applicants' request for MF-6 to allow for the development of this project. We ask the Commission and City Council consider their support and approval in favor of the applicants' request, to allow for the development of this project. Your time and consideration would be appreciated.

Sincerely,


Jerry Conway

Sonic Drive-In of Austin
11881 Jollyville Rd.
Austin, Texas 78759

In Opposition Letters

Page 1 of 2

Attachment E

Sirwaltis, Sherri

From: JShafer [jshafer@austin.rr.com]
Sent: Tuesday, May 02, 2006 12:25 PM
To: Sirwaltis, Sherri
Subject: ZAP Item 7 Arboretum Tower Case Tuesday May 2

I sent this earlier today.

Jenny Shafer

Forwarding...

Tuesday, May 02, 2006 11:38 AM

*To: Skip Cameron <scameron@austin.rr.com>, Betty Baker <bbaker@austintexas.org>, Clarke Hammond <chammond1@austin.rr.com>, Janis Pinnelli <Pinnelli@flash.net>, Jay Gohil <jay@jaygohilrealty.com>, Joseph Martinez <josephmartinez@yahoo.com>, Keith Jackson <kbjackson@pbsj.com>, Melissa Hawthorne <apsinc@bga.com>, Stephanie Hale <info@swhconsulting.com>, Teresa Rabago <trabago@austin.rr.com>, cc: BShafer@Austin-Ind.com
From: "JShafer" <jshafer@austin.rr.com>
Subject: ZAP Item 7 Arboretum Tower Case Tuesday May 2*

Zoning Board:

Please deny the rezoning of the property intended for Arboretum Towers!!

I live at 11900 Arabian Trail. My property is immediately adjacent to the proposed development site and my husband is the neighborhood association president who has led the negotiations with the developer.

Obviously, as a homeowner who is going to lose all privacy (and sunlight) in my backyard if this condo is built, I am opposed to it for many personal reasons. We have a quiet, family-oriented street and this would change the whole character of our neighborhood and our daily quality-of-life. I would feel uncomfortable playing with my toddler in our backyard with balconies overlooking our property. The developer is asking for many variances in addition to the rezoning and the 120 foot tower would be within 70 feet of my home. I do not think this is reasonable.

However, looking at the development more objectively, I honestly don't think it makes sense in that particular location. The property is not located at a major intersection and the Arboretum is not even within walking distance. Traffic is already a problem and this would definitely have an impact, although the developer is not doing a traffic study as part of the project. Jollyville is mostly 1-2 story office buildings designed to look more like homes- with limestone exteriors, lots of trees, etc. This modern tower would stick out like a sore thumb. There is a Sonic, Academy and a car wash next door, however, there is not a group of stores that you would expect for a high-density area. Jollyville does not have sidewalks in most places, so walking is not convenient or even possible in many places. I think high-

5/2/2006

risers are fine if they are in a reasonable location. If this was located closer to the Arboretum and surrounding shops, and away from private residences, I think it would make a lot more sense.

The neighbors support development on this site and have gone as far as having an architect draft a compromise proposal that approximates the density Arboretum Towers is trying to reach, while keeping the height at a reasonable level. The developer refused outright and refused to discuss alternative plans. The neighbors were told that "12 stories is not even that high." However, it is significantly higher than anything else along the 183 corridor between 360 and 620.

The city zoning staff recommends MF-2. The neighborhood fully supports this recommendation and asks for your support as well.

Thanks for your time.

Jenny Shafer

Sirwaltis, Sherri

From: No Tower [notower12@hotmail.com]
Sent: Tuesday, May 02, 2006 12:28 PM
To: Sirwaltis, Sherri
Subject: FW: Re: Case # C14-06-0013 Arboretum Tower Project

This is a sample of the numerous emails that have been sent to city council and ZAP over the last few weeks.

From: Marvin Goodman <marvin@marvingoodman.com>
Reply-To: marvin@marvingoodman.com
To: danny.thomas@ci.austin.tx.us, raul.alvarez@ci.austin.tx.us, will.wynn@ci.austin.tx.us, betty.dunkerley@ci.austin.tx.us, brewster.mccracken@ci.austin.tx.us, jennifer.kim@ci.austin.tx.us, lee.leffingwell@ci.austin.tx.us, dina.haines@ci.austin.tx.us, richard.arelano@ci.austin.tx.us, veronica.briseno@ci.austin.tx.us, sandra.frazier@ci.austin.tx.us, gloria.aguillera@ci.austin.tx.us, karen.gross@ci.austin.tx.us, rich.bailey@ci.austin.tx.us, matt.curtis@ci.austin.tx.us, robert.levinski@ci.austin.tx.us, grace.corpus@ci.austin.tx.us, bbaker@austintexas.org, chammond1@austin.rr.com, jay@jaygohilrealty.com, info@swhconsulting.com, apsinc@bga.com, kbjackson@pbsj.com, josephmartinez@yahoo.com, plinnelli@flash.net, trabago@austin.rr.com, notower12@hotmail.com
Subject: Re: Case # C14-06-0013 Arboretum Tower Project
Date: Tue, 11 Apr 2006 13:52:58 -0700 (PDT)

To members of the Austin City Council, Zoning Commission, and other interested parties,

I am writing to express my dismay over the proposed Arboretum Tower Project near my neighborhood off of Jolleyville Road, in Northwest Austin. There's a reason that we opted to purchase a home and raise our children in this neighborhood, instead of some new subdivision in Cedar Park or Pflugerville. For starters, we love Austin and wanted to stay within its city limits. But we also didn't want to put down roots in an area being newly developed, where we had no idea what sort of development might pop up in our back yard.

The council and commission members who originally zoned the area surely did so with the intent of preserving neighborhood character, and it's difficult for me to imagine current representatives thinking that they had the best interests of the community at heart in changing that zoning. The groundswell of negative public opinion that has accompanied this proposal surely indicates what is best for the community here.

Since neighbors are so obviously against the proposal and the rezoning it would require, I'm at a loss to understand why rezoning it is even at question. I can only think that there's some greed forces at work here, but I'm apparently too naive to understand how the city council and planners would benefit from forcing an inappropriate development down the throats of citizens and voters.

There's no question that a twelve story building would irrevocably damage the character of our quiet, suburban neighborhood. These developers apparently want to build a downtown building but don't want to pay downtown real estate prices. Frankly, I'm amazed that, in the same year, I've read stories about city officials wanting to stop homeowners in Tarrytown from building big houses on their lots, but would consider allowing someone who doesn't live in a neighborhood to build a twelve story building there. Amazing.

Please consider the negative impact of such a structure on this quiet, residential area, and consider how you would feel about it if it were being built in *your* neighborhood. There are plenty of places around town - without houses mere feet away - that could accommodate this building. Make them build this structure where it fits appropriately. I think that's the whole point of zoning and planning.

Regards,
 Marvin Goodman
 78759

Get MSN Messenger with FREE Video Conversation - the next best thing to being there!

Sirwaltis, Sherri

From: MHutch1020@aol.com
Sent: Tuesday, May 02, 2006 12:33 PM
To: Sirwaltis, Sherri
Subject: Item #7

I just want to send an email letting you know that we have lived in Raintree Estates for 15 years and we are opposed to the development proposed on Pavilion. This is a bad idea all the way around. The traffic increase on Jollyville is a scary thought. Everything about this development is really not in the best interest of this neighborhood.

Thank you.
Michelle & Mike Hutcheson
11806 Rain Forest Cove
Austin, Texas 78759

5/2/2006

Sirwaitis, Sherri

From: Jennifer [horsch@austin.rr.com]
Sent: Tuesday, May 02, 2006 12:40 PM
To: 'Betty Baker'; 'Clarke Hammond'; 'Janis Pinnell'; 'Jay Gohil'; 'Joseph Martinez'; 'Kelth Jackson'; 'Melissa Hawthorne'; 'Stephanie Hale'; 'Teresa Rabago'; Sirwaitis, Sherri
Cc: Troy Famham
Subject: Pavillion Blvd.

To the Board of Adjustments:

My husband and I are completely against the request to approve variances needed to construct a twelve story condo a few feet from a residential neighborhood. The developer's request totally disregards the current neighborhood environment. There are other options that the developer could explore that would provide him with an income stream but he wants to maximize profits by increasing height.

Please deny the variances and protect the many residential neighborhoods surrounding this site from the unnecessary exploitation for the sake of an individual's profit.

Thank you very much for your time and consideration.

Troy Famham and Jennifer Horsch
11903 Arabian Trails
Austin, Texas 78759

5/2/2006

Sirwaitis, Sherri

From: Scott McSorley [scott@viatraninc.com]
Sent: Tuesday, May 02, 2006 12:51 PM
To: Sirwaitis, Sherri
Subject: Item #7 on tonight's agenda

Sherri,
My wife and I own the property at 11806 Arabian Trail. Both Jan and I are very much against the prospect of having a 12 story apartment building directly behind us. Please do not allow this building to be built! It would destroy our neighborhood and invade our privacy.

Thank you for your consideration.

Scott McSorley
11806 Arabian Trail
Austin, TX 78759

Scott McSorley
Viatran, Inc.
512-832-8400
512-832-8634 fax
www.digss.com

Sirwaitis, Sherri

From: Sherrie Meck [swmeck@yahoo.com]

Sent: Tuesday, May 02, 2006 1:25 PM

To: bbaker@austintexas.org; chammond1@austin.rr.com; Pinnell@flash.net; jay@jaygohilrealty.com; josephmartinez@yahoo.com; kbjackson@pbsj.com; apsinc@bga.com; info@swhconsulting.com; trabago@austin.rr.com; Sirwaitis, Sherri

Subject: Rezoning: C14-06-0013 - Pavillion Condominiums

Dear Zoning Commission Board Member:

I am writing in regard to the following item that is on tonight's agenda:

Rezoning: C14-06-0013 - Pavillion Condominiums

Location: 11819 Pavilion Boulevard, Walnut Creek Watershed

Owner/Applicant: Mitchel and Rose Wong

Agent: Lopez-Phelps & Associates (Amelia Lopez-Phelps)

Request: GR to MF-6

As a homeowner in the neighborhood adjacent to the proposed project, I strongly oppose the development of a 12 story condominium building in this area of Austin. This project does not fit with the climate of the area. The building will affect traffic in this already congested area on Jollyville and the 183 south bound frontage road. Morning rush hour traffic is extremely congested in this large family neighborhood area.

I would be willing to see a much smaller project on the land that would incorporate the existing neighborhood. A development of 4-5 story high condominiums would be acceptable. The developer has been unwilling to adjust his plans and has not offered any true benefit to the existing neighborhood.

I would appreciate your consideration to not allow the rezoning to MF-6. I would prefer zoning that would allow the mix of retail and condominium dwellings above, not taller than 50 feet, such as that proposed by the neighborhood to the developer.

Thank you very much!!!

-Sherrie Meck

11817 Highland Oaks Trl

Austin, TX 78759

5/2/2006

Sirwaltis, Sherri

From: Steven Stites [sstites@us.ibm.com]

Sent: Tuesday, May 02, 2006 1:32 PM

To: Betty Baker; Clarke Hammond; Janis Pinnelli; Jay Gohl; Joseph Martinez; Keith Jackson; Melissa Hawthorne; Stephanie Hale; Teresa Rabago; Sirwaltis, Sherri

Subject: Against Arboretum Towers

Being a long time home-owner myself, I totally understand the turmoil that the home-owners in this neighborhood. These people have lived here for many years and now someone comes along and wants to put up a huge condo in these peoples backyard to make a few bucks? Please, please consider these families living there and how this will turn their lives upside down when making your decision on this.

Steven Stites
Software Engineer
IBM Corporation
(512)838-9785 T/L 678-9785 Fax:(512)838-2629
sstites@us.ibm.com

5/2/2006

Sirwaitis, Sherri

From: Charles Peterson [cpeterson@tha.org]
Sent: Tuesday, May 02, 2006 1:53 PM
To: bbaker@austintexas.org; chammond1@austin.rr.com; Pinnelli@flash.net;
jay@jaygohilrealty.com; kbjackson@pbsj.com; info@swiconsulting.com;
trabago@austin.rr.com
Cc: josephmartinez@yahoo.com; kbjackson@pbsj.com; apslnc@bga.com;
info@swiconsulting.com; Sirwaitis, Sherri
Subject: Rezoning: C14-06-0013

Dear Commissioners,

I wanted to send you a quick email regarding case: C14-06-0013 - Pavilion Condominiums which is before you tonight.

I am against the proposed zoning changes as it is not in character with the neighborhood, neighboring business, or the entire area. In the last 3 years of building along Jollyville no building has exceed 3 stories in fact all new construction has remained at 2 stories. I have attended the numerous neighborhood meetings with the developer and have witnessed multiple attempts by the developer's agent to get this zoning passed without consideration for the adjacent neighborhoods. The irony here is the neighborhood would love a condo in the area just not at the height requested.

I implore you to represent the greater needs of the area and the neighborhood. The developer has a proposal before you tonight stating they have a hardship due to lot size/layout. This is simply not true, here are a couple of points I would like to make:

- * Alternate structures have been proposed to the developer which can still achieve the density they want.

- * Developer and Architect see to have little experience in a structure of this size.
- * Use is for retirees but the building layout and location are not favorable to elderly care.

- * Building dwellers have access to very few surrounding businesses -- Duncan Donuts, Car Wash, Sonic, Alvin's, Eye clinic

- * Walking to Arboretum as the Developer has proposed is crazy for the demographic of the building. Would you let your grandma walk 2 miles (4 miles round trip) to shop?

- * No sidewalks to Arboretum -- mostly deep, rocky, drainage ditches.

- * Multi-use design -- adding shops to development (like downtown) declined by developer.

- * Integrating with adjacent neighborhood, declined by developer.

- * I am sure I could go on, but I said I was sending you a short email.

Needless to say the proposed use does not really seem to match up with the building.

One final note is that this development will set an ongoing standard where 12 story condos can be built.

Thank you for your time.

Charles Peterson
Rain Tree Estates Resident

Case info

7. Rezoning: C14-06-0013 - Pavilion Condominiums

Location: 11819 Pavilion Boulevard, Walnut Creek Watershed

Owner/Applicant: Mitchel and Rose Wong

Agent: Lopez-Phelps & Associates (Amelia Lopez-Phelps)

Request: GR to MF-6

Staff Rec.: Recommendation of MF-2

Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us Neighborhood Planning and Zoning Department

Sirwaltis, Sherri

From: Bobby Frazier [bobby.frazier@austingutterman.com]
Sent: Tuesday, May 02, 2006 2:12 PM
To: Betty Baker; Clarke Hammond; Janis Pinnelli; Jay Gohil; Joseph Martinez; Keith Jackson; Melissa Hawthorne; Stephanie Hale; Teresa Rabago; Sirwaltis, Sherri
Subject: Tower Project

I am writing to voice my utmost opposition to the proposed tower on Pavilion Drive in North Austin. We have lived in an adjoining subdivision for about 15 years and have enjoyed watching Austin growth in our area. However, this proposed Tower would be a Goliath among our entire area. The last thing I want to see from my back door is this Giant with its tenants watching my every move. It is ridiculous to consider such a building in an area with no more than 4 stories as far as the eye can see. Lets have development that is in line with the area and our neighborhoods.

Bobby Frazier - VP
Austin Gutterman Inc.
12229 Roxie Dr
Austin Texas 78729
Mob.512.748.1200

Sirwaltis, Sherri

From: Bill Brewer [billbrewer1170@aol.com]

Sent: Tuesday, May 02, 2006 2:55 PM

To: bbaker@austintexas.org; chammond1@austin.rr.com; Pinnelli@flash.net; jay@jaygohillrealty.com; josephmartinez@yahoo.com; kbjackson@pbsj.com; apsinc@bga.com; info@swhconsulting.com; trabago@austin.rr.com; Sirwaltis, Sherri

Sirs:

RE: Item 7. on your addenda for tonight. Rezoning: c14-06-0013, Pavilion
Condos

My name is Bill Brewer. My wife and I have lived at 11901 Arabian Trail for 46 years. I retired in 1989 as a licensed Real Estate Broker.

Having experienced in living in one house all this time or being a licensed Real Estate Broker does not make me an authority on land management any more than taking my car to a garage make me a mechanic.

But one thing I feel confident about, is that all my neighbors and I have obeyed the zoning laws for all those years and now, a developer wants to **CHANGE** the rules to build a twelve story Godzilla **RIGHT IN OUR BACK YARD!** Further, he wants to change the current, space rules so that he can build close to our property lines. There will doubtless be other zoning laws he will seek before this building is actually constructed.

Please, I beg you, don't let this take place!

This would be the **ONLY** building of this height for **MILES** in any direction. Even the Seton Northwest hospital is only 4 stories tall. There is two extend-a-stay hotels -- (One of them right next to the property they want to build this huge building) that is only three stories tall and blends in well with the neighborhood.

The developer has said over and over again that this new building will "enhance our area." Nothing could be further than the truth -- and saying it a thousand times will not make it true.

Please consider all aspects of this zoning change and allow the neighborhood to

5/2/2006

continue its current peaceful existence that we have enjoyed for so many years.

Sincerely,

Bill Brewer billbrewer1170@aol.com FAX 270-456-1380 ph # 258-1170

5/2/2006

Sirwaitis, Sherri

From: shari ryan [shari_78759@yahoo.com]

Sent: Tuesday, May 02, 2006 3:11 PM

To: Betty Baker; Clarke Hammond; Janis Pinnelli; Jay Gohl; Joseph Martinez; Keith Jackson; Melissa Hawthorne; Stephanie Hale; Teresa Rabago; Sirwaitis, Sherri

Subject: opposed to

I live in this neighborhood and I am VERY OPPOSED to allowing the developer additional variances on the zoning to go to 120 feet in height within 70 feet of a residential fence line.

Shari Ryan

7. Rezoning: C14-06-0013 - Pavilion Condominiums

Location: 11819 Pavilion Boulevard, Walnut Creek Watershed

Owner/Applicant: Mitchel and Rose Wong

Agent: Lopez-Phelps & Associates (Amelia Lopez-Phelps)

Request: GR to MF-6

Staff Rec.: Recommendation of MF-2

Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us Neighborhood Planning and Zoning Department

Talk is cheap. Use Yahoo! Messenger to make PC-to-Phone calls. Great rates starting at 1¢/min.

5/2/2006

Sirwaitis, Sherri

From: Carter Brooking [cbrooking@gmail.com]
Sent: Tuesday, May 02, 2006 3:37 PM
To: Betty Baker; Clarke Hammond; Janis Pinnelli; Jay Gohil; Joseph Martinez; Keith Jackson; Melissa Hawthorne; Stephanie Hale; Teresa Rabago; Sirwaitis, Sherri
Subject: Case #: C14-06-0013 I don't understand the reasons for a zoning change for the Arboretum

Dear Zoning Commission member,

I've been passively following the efforts of the "Arboretum Tower Project" to get a new zoning in North Austin and I want to express my displeasure at their rezoning plans.

As a downtown resident, I fully support the dense development. However, as we know far north Austin has not been of a focus for dense development in the Envision Central Texas plan. Why are we even considering allowing such a large dwelling to take place right next to a residential neighborhood? This proposed building is larger than the building where I live and that's is not right. Dense development should be planned over time in areas where it makes sense--next to train stations and close to campus and downtown, not next to existing neighborhoods.

As you consider your ruling I hope keep in mind my objections.

Thank you,

Carter Brooking
901 W. 9th St.

Sirwaltis, Sherri

From: Janice Mundy [austinjalous@austin.rr.com]
Sent: Tuesday, May 02, 2006 3:40 PM
To: chammond1@austin.rr.com; jay@jaygohilrealty.com; josephmartinez@yahoo.com; Pinnell@flash.net; info@swhconsulting.com; apslnc@bga.com; Sirwaltis, Sherri; bbaker@austintexas.org; kbjackson@pbsj.com; trabago@austin.rr.com
Subject: Tower project

Please vote NO, NO, NO on this Tower project. If it's built at all, it should be built somewhere else. In no way will it fit into this low-key residential neighborhood of single-family homes. It would increase traffic and the load on the infrastructure. It would be an eyesore. It would have a negative impact on our wonderful 'hood far greater than whatever dubious benefit it would bring.

Thank you for doing the right thing: not permitting this monstrosity to be built.

Janice Mundy
11508 Oak Knoll Dr

Sirwaltis, Sherri

From: Robin [robin.frazier@austingutterman.com]
Sent: Tuesday, May 02, 2006 4:15 PM
To: Janis Pinnell; Jay Gohil; Joseph Martinez; Keith Jackson; Melissa Hawthorne; Stephanie Hale; Teresa Rabago; Sirwaltis, Sherri
Subject: No Tower

Attn: Zoning Board Members

Re: Pavilion Project
AKA Arboretum Tower

I am a concerned Homeowner of Raintree Estates which is the neighborhood directly behind the property mentioned above. I strongly oppose this building, and the rezoning of the property. A building of this size would definitely change the overall appearance of our community in Northwest Austin and would set a precedence for more developers to come in and begin building more Towers around already established neighborhood. No one would like to look out their back door and stare at 12 stories. The thought of people on their balconies looking into my home would cause me to feel violated and I would want sell and move out. I do not feel that should be able to take place since our neighborhood has been here since the early 1960's. Downtown is where this building belongs. If Mr. Denucci plans to profit so well out here, he may have to profit just a little less by buying his property downtown.

He is calling this the Arboretum Towers, which is very deceiving, seeing that it is not even located in the Arboretum Area or square if you will. Unless you are a seasoned bicyclist you should not even attempt to ride your bike down Jollyville to get there. I would not even attempt the walk, its too dangerous. Again downtown would be more appropriate for this magnitude of building.

On the bright side this has caused our neighborhood to come together and be united. Which may not have ever happened otherwise. The good Lord a plan for everything.

Sincerely,

Robin Frazier

Sirwaltis, Sherri

From: Sarah Bontempo [sarahbontempo@sbcglobal.net]
Sent: Tuesday, May 02, 2006 4:52 PM
To: Betty Baker; Clarke Hammond; Janis Pinnelli; Jay Gohli; Joseph Martinez; Keith Jackson; Melissa Hawthorne; Stephanie Hale; Teresa Rabago; Sirwaltis, Sherri
Subject: North Austin Skyscraper

Dear Board Member, I am writing you with the hope that I can convince you of the totally inappropriate nature of the development that is being proposed in our neighborhood. I'm talking about the project that will put a 12 story building on three acres of land on Pavillion between Jollyville and 183 in North Austin.

This project will require zoning changes and a height ordinance variance. The City has recommended a reasonable plan which the neighborhood could live with which would not exceed 4 stories. To build 3 times that would impact our neighborhood in many different ways not the least being the monolith like nature of the building. The additional traffic that would stress an already taxed situation is another. We are also worried that more buildings of this nature might infiltrate the Austin landscape outside of downtown and Austin will lose a lot of its charm. We have lived in this neighborhood for over 10 years and have gotten to know many of our neighbors and the overwhelming consensus among them is against this development.

This project has no place in our neighborhood.

Gregory and Sarah Bontempo

5816 Secrest Drive

P.S. We recently moved across the street and down 4 houses to a larger home. We love our street!

Sirwaitls, Sherri

From: austxkt@intergate.com
Sent: Monday, April 24, 2006 11:56 AM
To: Sirwaitls, Sherri
Subject: Fwd: Arboretum Development

Sherri -

I spoke to you last week regarding my comments on the Arboretum Development. This is the note I sent to the Developer. I'm against the 12-story re-zoning and believe an entire neighborhood plan should be in place before any rezoning occurs.

My thanks to you for your time and informative way of sharing how we citizens can see what is going in the City by finding our way through the City's website.

Karen Travis

Begin forwarded message:

From: austxkt@intergate.com
Date: April 18, 2006 3:04:50 PM CDT
To: paul@arboretumtower.com
Subject: Arboretum Development

Paul DeNucci -

I have lived in the area of the Arboretum Development for 16 years. This is the first I have heard about your development so my comments are based on the flyer that you sent to "Resident".

I can appreciate the emotional value that your project would have for people that live in the neighborhood and who do not want to leave. The problem with your concept is that a 950 square foot residence starting from the low \$200,000's would result in a cost of over \$200 a square foot. There is not a single house in this area that sells for \$200 a square foot. Perhaps that will be the result of the area in the future but long time residents are not going to want to sell their home for \$130 - \$145 a square foot and then love a development so much that they will take all of their equity in their home and hand it all to the developers so they can have a smaller place to live. People are selling their homes in Austin because they can't afford it any longer. So emotionally, perhaps your statement is true. But logically, the statement is not valid.

131 new residences has the potential to bring over 250 more cars to the little street of Pavillion. That street might be called a Boulevard but boulevard it is not. It will have to be widened and it should not be at the cost of our City taxes. You want to add a building that is 12 stories high - something that only cell towers approach in the area? You plan to pay for the City services - not my tax dollars. Consider that the sewers are probably not capable of the number of residences that you propose. Make sure you factor in the cost to the City for that. I'm not willing to pay. Same for electricity and water. At \$200 a square foot, you can afford it. And don't forget to note the dangerous intersection coming out of the Post Office on Jollyville, turning left on to Pavillion. Drivers have to juggle potentials for head-on

4/27/2006

collisions all of the time and you need to address that before adding more cars to the area.

Have you talked with HEB about their capability to handle this many new residences at their grocery store? HEB has worked and worked to improve their shelf space and to keep their shelves stocked based on the growth in the area over the years. They have done as much as they can. Talk to them before you claim that the area can handle such a large vertical development.

Where is your green building plan? You don't get to build in Austin when its taxpayers pay through the nose for the Austin Energy boondoggles without having a Green Building plan. How are you going to use solar, sustainable products, grey water usage, low VOCs materials, extra insulation, high efficiency air conditioners, high quality windows, xeriscape, etc? There was no mention in your flyer of these items.

I understand the desire to make money but at what point are "well-meaning" developers going to quit dumping growth into this city?

Please let me know who is working on your project at the Planning and Zoning committee so I can be assured that my comments get to the City.

Karen Travis

Sirwaltis, Sherri

From: Wilkinson, Steve
Sent: Friday, April 14, 2006 6:27 AM
To: Sirwaltis, Sherri
Subject: FW: devweb - Zoning of Proposed Jollyville Tower

Sherri:

See comments below Re:C14-06-0013

Steve Wilkinson, AICP
Watershed Protection & Development Review Department City of Austin, TX.
512-974-2657
<http://www.ci.austin.tx.us/development/>

-----Original Message-----

From: D Parker [mailto:djparker@cox.net]
Sent: Thursday, April 13, 2006 8:53 PM
To: Wilkinson, Steve
Subject: Re: devweb - Zoning of Proposed Jollyville Tower

Case #C14-06-0013 is what I've been told it is.
Thanks for passing this along.

Darla Parker

----- Original Message -----

From: "Wilkinson, Steve" <steve.wilkinson@ci.austin.tx.us>
To: <djparker@cox.net>
Sent: Thursday, April 13, 2006 6:30 AM
Subject: RE: devweb - Zoning of Proposed Jollyville Tower

> Darla:

>

> Do you have an address or case number related to this project? It
> would help me route your email.

>

> Thanks,

>

> Steve Wilkinson, AICP
> Watershed Protection & Development Review Department City of Austin,
> TX.
> 512-974-2657
> <http://www.ci.austin.tx.us/development/>

>

> -----Original Message-----

> **From:** djparker@cox.net [mailto:djparker@cox.net]
> **Sent:** Wednesday, April 12, 2006 6:45 PM
> **To:** Development Review & Inspection
> **Subject:** devweb - Zoning of Proposed Jollyville Tower

>

>

> Date/Time Submitted: Wednesday, 4/12/06, 1845 hours

> From: Darla Parker

> E-mail address: djparker@cox.net

> Subject: Zoning of Proposed Jollyville Tower

> Comments:

> Please register my opposition to, or forward to the proper Zoning
> Adjustment/Planning committees, the request to build a residential
> tower of many stories in my neighborhood on Jollyville Road. A
> multi-story tower, lighted day and night, does not fit with the
> predominantly single-family neighbors.

>
> I have had to appear previously to petition against light trespass
> from businesses into my residence on Jollyville. Please maintain the
> integrity of the residential zoning. Thank you.
>

Case Number: C14-06-0013

Object

THIS PROJECT BELONGS DOWNTOWN
or at a Major Intersection

-NOT in a residential neighborhood.

I strongly object to this zoning and proposed building project. It is adjacent to an old, long established, quiet, residential neighborhood. It is an infringement on residential homes and peoples privacy for miles around.

It would lower our property re-sale value and increase our taxes.

It is detrimental to the environment.

This site is heavily wooded with very mature trees and most of the trees would have to be destroyed.

It would increase drainage problems, low water pressure, traffic problems, block the sun from peoples homes, create lighting in yards, the list goes on.

My home is adjacent to this building site. I also have another property ½ mile from this site which will be affected.

There is absolutely no reason why this project should be approved.

You cannot put a 12 story building next to one story homes!!!!!!!

Sincerely,
Sherry Osborne 335-7077
11810 Arabian Trail
6605 Danwood Drive

Sirwaitis, Sherri

From: Kevin [kevin@thesupper.net]
Sent: Monday, March 20, 2006 10:11 PM
To: Sirwaitis, Sherri; work
Subject: C14-06-0013

*Please explain what the following is doing in my neighborhood:

*

10. Rezoning: C14-06-0013 - Pavilion Condominiums

Location: 11819 Pavilion Boulevard, Walnut Creek Watershed

Owner/Applicant: Mitchel and Rose Wong

Agent: Lopez-Phelps & Associates (Amelia Lopez-Phelps)

Request: GR to MF-6

Staff Rec.: RECOMMENDATION PENDING

Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us Neighborhood Planning and Zoning Department

What descisions are being made at the Tuesday meeting?

From what I understand, MF-6 is the highest density allowed. Next door to to SF-2 and SF-3. Anyone even considering this has criminal intent. What traffic studies have been done to show that the area can support this much additional cars?

What will a high density high rise do to my property values? Will my tax rate reflect this drop?

Who is paying for the difference in my current property value, and where it will be after a very high density development goes in?

Why was the surrounding neighborhood not notified as to this travesty of zoning? There are NO signs up. I travel this road daily. I only heard by word of mouth from other neighbors.

Are you building a new police and fire substations next door?

Does the agent, Amelia Lopez-Phelps have an email address?

Once the door is openend for this type of density, will the rest of the Jollyville corridor be fair game?

This area is a neighborhood, highest density residential does not belong here. Put high density where it belongs, not next to single family residences.

Please do not allow a change of zoning. Hold the line. Maintain the quality of the neighborhood. Show that the city cares about its residents.

a concerned and angry resident
Kevin Locke
11804 Broad Oaks Dr
Austin, TX
512 656 3312

Sirwaitis, Sherri

From: Skip Cameron [scameron@austin.rr.com]
Sent: Saturday, March 18, 2006 11:16 PM
To: Sirwaitis, Sherri
Subject: Re: Postponement Zoning Case #C14-06-0013 11819 Pavilion Drive

Sherri:

FYI - please help us with this. Need a significant postponement on this one.
Skip Cameron

Subject: Postponement Zoning Case #C14-06-0013 11819 Pavilion Drive
Date: Sat, 18 Mar 2006 22:57:15 -0600
From: Skip Cameron <scameron@austin.rr.com>
To: Greg Guernsey <Greg.Guernsey@ci.austin.tx.us>

> Greg:
> See all the correspondence below.
>
> A 12 story condo on a 3.2 acre lot, which would require significant
> variances from City codes for height, units per acre and setbacks,
> would be setting a huge precedent in the 183 corridor, away from major
> highway intersections. It would have immense implications for this
> corridor and all of Austin. From the Airport to Leander, there are only two places along
> 183 with structures this tall - 183/360 and 183/620.
>
> This case has huge implications for the entire 183 corridor and for all of Austin.
> The adjacent neighborhood met with the applicant's consultant for the very first time
> March 15.
> At that meeting the overwhelming majority of about 50 people present
> requested that they slow down, take time to provide more factual
> information they could not supply then, and let a thorough discussion
> and negotiation take place, so that hopefully all parties could approach the City with a
> YES plan.
>
> The stakeholder group asked for a 120 day postponement, given the
> nature of this project and its ramifications.
>
> Can you to to help us get a longer postponement than the applicant is
> now requesting, against the overwhelming majority's wishes?
> The neighborhood does not want to blow it's one and only postponement at the outset of
> this case.
> Please advise.
>
> Skip Cameron, President
> Bull Creek Foundation
> 8711 Bluegrass Drive
> Austin, TX 78759-7801
> (512) 794-0531
> --
> for more information www.bullcreek.net
> -----
> Saturday, March 18, 2006 11:43 AM
> To: greg.guernsey@ci.austin.tx.us
> cc: "Stuart M. Alderman" <salderman@aldermandesign.com>, 'J'
> <jshafer@austin.rr.com>, horsch@austin.rr.com,
> Robin@austingutterman.com, cpeterson@tha.org,
> janmcsorley@sbcglobal.net, swneck@yahoo.com, sosborne@riverbend.com, cvgdixie@aol.com,
> 'Brad Shafer'
> <BShafer@Austin-Ind.com>, 'Nancy Costa' <ncosta@lopez-phelps.com>, 'Amelia Lopez-Phelps'
> <alp@lopez-phelps.com>,
> members@raintreeestatesaustin.org
> From: Amelia Lopez-Phelps <alp@lopez-phelps.com>
> Subject: Pavilion Zoning Case #C14-06-0013

>
> Mr. Greg Guernsey,
>
> Attached is a postponement request on behalf of our client's zoning
> case #C14-06-0013, scheduled on the Tuesday, March 21, 2006 Zoning
> and Platting Commissioner agenda. A signed copy will be faxed and the
> original delivered to your office first thing Monday morning. I have
> copied our contacts with the neighborhood with this message.
>
> Please feel free to contact me should you have any questions or require additional
information.
>
> Sincerely,
>
> Amelia Lopez-Phelps
> Lopez-Phelps & Associates, LLC
> 611 S. Congress, Ste. 340
> Austin, TX 78704
> P: 512-236-8707
> F: 512-236-8722
> -----
> Zoning and Platting Commission
> Ms. Betty Baker, Chair and Commissioners
> 505 Barton Springs Road, 5th Floor
> Austin, Texas 78704
>
> RE: Zoning Case #C14-06-0013
> 11819 Pavilion Drive
> Postpone Request
>
> Dear Ms. Baker and Commissioners:
>
> On behalf of our client, and as a result of our continuing discussions
> with the Stakeholders of the Rain Tree Estates / Highland Oaks
> neighborhoods, we are requesting that our zoning case #C14-06-0013 be
> postponed for two weeks from the March 21st Zoning and Platting
> Commission agenda. This will provide additional time needed to
> continue discussing our zoning case and proposed project. If additional time is needed
at the end of the two weeks, we will work with the neighborhood towards additional
postponement request(s), as is deemed necessary.
>
> Your time and consideration for our request would be appreciated.
>
> Sincerely,
>
> Amelia Lopez-Phelps
> Lopez-Phelps & Associates, LLC
> Agent for Applicant
> -----
> Subject: Arboretum Tower Project - Rezoning Case C14-06-0013
> Date: Thu, 16 Mar 2006 16:25:33 -0600
> From: Skip Cameron <scameron@austin.rr.com>
> To: Amelia Lopez-Phelps <alp@lopez-phelps.com>
>
> Amelia:
>
> Here are some of the details needed to evaluate this proposal and
> develop a framework for discussions and negotiations:
>
> Please send me the details of all Deed Restrictions and Covenants on this tract.
>
> Please advise when was this tract zoned GR and by whom?
>
> Please provide a list of all of Paul DeNucci's development projects in Austin.
>
> Please list all of Stuart Alderman's development projects in Austin.
>

> Please advise what date the option on the tract expires, if can it be
> extended, and if so for how long.

> Please provide me with details on the buildable volume under these scenarios:

> 1. Current GR zoning with no variances.

> 2. Staff recommended MF-2 zoning with no variances 3. Your requested
> SF-6 zoning with no variances 4. Your requested SF-6 zoning with
> variances and list the specific variances For 2,3,4 list the values
> offered to the neighbors and the citizens of Austin in exchange for
> the value granted by upzoning.

> In each of the above 1-4, please advise what drainage structures are
> required by code, and what variances (if any) you would seek.

> It is my hope that these answers will assist the area stakeholders in
> getting a better understanding
> of the issues and opportunities on this tract.

> I believe a small task team representing the area stakeholders will be formed soon.
> This should improve the efficiency of dialog with you.

> Thanks,

> Skip Cameron, President
> Bull Creek Foundation
> 8711 Bluegrass Drive
> Austin, TX 78759-7801
> (512) 794-0531

> --
> for more information www.bullcreek.net

> For better people mobility solutions see www.acprt.org

> -----
> Dear Ms. Amelia Lopez-Phelps: Wednesday, March 15, 2006

> The stakeholders of the Rain Tree Estates / Highland Oaks
> neighborhoods would like to thank you for the time you spent meeting
> with us this evening. The presentation was informative and after you
> left we continued a lively discussion with more questions and issues
> being raised. While there are many different opinions about the
> various parts of the proposal, there was a clear consensus of the more
> than 50 people at the meeting that we are interested in having a
> neighbor at the Pavilion property who is concerned about our
> community. Based upon what you told us tonight, we believe that your client may have
the potential to be such a neighbor and we are interested in talking with you further
about your proposal.

> With that said, we also understand that if this project is built as
> currently proposed, it will dramatically change the character of our
> neighborhood. In order to have a positive and productive dialogue
> with you about your proposal, we will need additional information from the developer.
We are particularly interested in:

> (1) What can be constructed under the existing zoning of GR,
> (2) What would be allowed by the City Staff's recommendation of MF-2
> zoning,
> (3) What would be included in the building envelope that would be
> allowed under your request for
> MF-6 zoning and
> (4) How the associated variances you will be requesting will impact
> the proposed building envelope and our community.

> To ensure that these complicated issues are fully understood by our
> neighbors, we are requesting that you produce diagrams of possible
> building envelopes and quantitative, written data and explanations on
> the amount of building area that would result from each option. Once

> we are provided with these diagrams and written documentation, we
> believe that we can better assess the impact of what was presented to us last night.
>
> At the end of our meeting we voted to continue discussing the project
> with you and to request that you ask for a 120-day postponement. We
> believe this time is necessary for you to sufficiently develop and
> disseminate the information we need and have requested. It will also
> provide our neighborhood with the necessary time to establish an
> effective communication system that will provide each member of the
> neighborhood with adequate access to relevant and meaningful
> information regarding your proposal. Additionally, this postponement
> will provide the time necessary for the stakeholders to thoroughly review and discuss
this proposal and other options in light of the additional information you will provide.
>
> Though we cannot guarantee that further negotiations will result in an
> acceptable compromise, we would sincerely like to find an appropriate
> design solution for this site that works for the developer and for our
> community. For this reason, we trust that your client will support
> the postponement to allow us sufficient time for this process. Please
> let us know by Friday, March 17, 2006 at 5:00 p.m. whether or not you are willing to
request a postponement of 120 days.
>
> You may email Brad at BShafer@Austin-Ind.com with your response.
>
> Again, thank you for your presentation this evening.
>
> Respectfully,
> RainTree Estates / Highland Oaks Stakeholders Copy ZAP Members, City
> Council and City Manager
>
> -----

--
Skip Cameron, President
Bull Creek Foundation
8711 Bluegrass Drive
Austin, TX 78759-7801
(512) 794-0531
--

for more information www.bullcreek.net

For better people mobility solutions see www.acprt.org

Troy Farnham and Jennifer Horsch
11903 Arabian Trails
Austin, Texas 78759

March 12, 2006

City of Austin
Attn: Sherri Sirwaitis
P.O. Box 1088
Austin, Texas 78767-8810

RE: Rezoning Request from GR to MF-6, 11819 Pavilion Blvd.
Case Number: C14-06-0013

Dear Ms. Sirwaitis,

My husband and I were notified by consultants, Lopez-Phelps & Associates in January 2006, of their intention to re-zone the above referenced location from GR to MF-6. We are strongly opposed to the proposal.

The re-zoning proposal would allow a developer to construct a ninety foot building in the midst of several neighborhoods. According to Lopez and Phelps, the prospective buyer plans to build a twelve story residential condominium. This building will extend far above the present skyline which is typically two and three stories high. There are no other buildings of this height between the 360 and 620 corridor. Nor am I aware of a building of this height in the suburban area placed in the midst of three to four neighborhoods. Such a phallic obtrusion will surely lower the values of homes within the vicinity.

The private lives of those in our neighborhood as well as the outlying neighborhoods like Great Hills and Balcones Woods will be on display for those who reside in the proposed condominium. Those of us who enjoy working in our yard, swimming in our pools or playing with our children on the swing will be much more concerned with our actions and must assume we are being observed.

The homes in the Rain Tree Estates located behind the proposed sight are desirable because of their large wooded lots and established neighborhood. The neighbors in the area enjoy the location and have been in their homes for many years. Most of us have a large amount of equity built up, that will be lost if our values are decreased. For some of us, that equity is our only significant investment.

My husband and I have briefly shared some of our primary concerns contained in this letter. However, we have many more issues yet to discuss with you before you make your decision. At this time, our goal is to let you know that we strongly oppose the proposal.

We thank you for your time and appreciate your attention.

Sincerely,

Troy Farnham and Jennifer Horsch
(512)249-0095

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-06-0013

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

March 21, 2006 Zoning and Platting Commission

AMANDA BERGSTROM

Your Name (please print)

11906 ARABIAN TRAIL

Your address(es) affected by this application

Amanda Bergstrom

Signature

Date

3/15/06

☐ I am in favor
☒ I object

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-06-0013

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

March 21, 2006 Zoning and Platting Commission

☐ I am in favor
☒ I object

Patrick & Beverly O'Malley
Your Name (please print)

11903 Arabian Trail

Your address(es) affected by this application

HT omaly Beverly O'Malley 3-13-06
Signature Date

Comments:

- ① 12 story building not in context with area
- ② Zoned GL and needs to stay GL!
- ③ Traffic issues with high density development
- ④ negative affect on area schools @
- ⑤ high density development
- ⑥ noise issue with high density development
- ⑦ decrease property values
- ⑧ Park Sun set

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-06-0013

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

March 21, 2006 Zoning and Platting Commission

Jennifer & Brad Shafer

Your Name (please print)

11900 Arabian Tr., Austin, TX 78759

Your address(es) affected by this application

Shafer

Signature

3-13-06

Date

Comments: I strongly oppose this rezoning to MF-6. The proposed use is a 12-story high rise adjacent to an established neighborhood of 1-story single-family homes. There are no buildings of this height anywhere in the area, much less overlooking private backyards. We are filing a petition to oppose the MF-6 zoning. (the neighborhood assoc.) We are concerned about our privacy, traffic, and our property values.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
--

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-06-0013

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

March 21, 2006 Zoning and Platting Commission

Guy W. Brewer

Your Name (please print)

11901 Arabian Trail Austin 78757-2443

Your address(es) affected by this application

Guy W. Brewer

Signature

3-12-06

Date

Comments: I strongly oppose any and all matters that tend to break up our present neighborhood status

My wife and I have lived in our home for 46 years

Why would any authority change the rules we have lived under - all this time, just to accommodate a new development?

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P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C14-06-0013

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

March 21, 2006 Zoning and Platting Commission

Jennifer Horechie Trofham

Your Name (please print)

11903 Arabian Dr, Austin 78759

Your address(es) affected by this application

Jennifer Horechie

Signature

Date

3/12/06

Comments: We object to the Twelve Story bldg.

MF-6 is not zoned anywhere in the suburban markets between 340' & 670'. A multi family building of this size will impede on the privacy of our homes. When will we have our property values. MF-6 is the most delayed zoning and doesn't belong in a predominantly residential location.

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City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-06-0013

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

March 21, 2006 Zoning and Platting Commission

Carol Gay
Your Name (please print)

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

11904 Arabian Tr.

Your address(es) affected by this application

Austin to San Antonio 3-11-06
Date

Comments:

these people want to build
a 12 story condo building
in this ~~the~~ neighborhood.
Absolutely too high for the
area.
I Object.

Carol Gay
11904 Arabian Tr.
78759

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

RainTree Estates Neighborhood Association

**Official Petition Opposing Rezoning of Pavilion Property
to MF-6**

Case Manager: Sherri Sirwaitis

Neighborhood Contact: Brad Shafer, 587-9116

Contents:

- 1. Signature Pages**
- 2. Printout of Property Owners (Those within 200'
highlighted)**
- 3. Plat map of surrounding area**
- 4. Calculation of Area Percentages**
- 5. Parcel numbers for each property**

P E T I T I O N

Date: March 11, 2006

File Number: C14-06-0013

Address of Rezoning Request: 11819 Pavillion Blvd

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than LO or MF-2.

The proposed zoning for this property is completely out of character with the surrounding areas. The neighboring properties are SF-2, LO or GR and contain 1 and 2 story structures. The Pavilion property is directly adjacent to an established, private residential neighborhood, Rain Tree Estates. The proposed high-rise will have the tallest structure directly on the fence line of several one-story homes. The residents of the community strongly oppose this rezoning for numerous reasons, including the following:

1. Structure size incongruous with the entire area, both commercial and residential.
2. Invasion of privacy and sunlight deprivation in adjacent yards of single family homes which are now highly valued for privacy and mature trees.
3. Home resale values of adjacent homes and of whole neighborhood adversely affected by the decline in the overall neighborhood aesthetic due to the view of a high rise building looming over back yards along Arabian Trail and in the direct view of other nearby homes on other streets in our neighborhood.
4. Noise and light pollution emanating from the proposed structure with it's potentially numerous residents.
5. Possible adverse impact on school district lines in a family neighborhood that is now in the most desirable school district in the area.
6. Decreased safety in neighborhood due to increased traffic and population.
7. Drainage problems to increase due to high rise covering majority of the area with impervious material.
8. Low water pressure problems will increase as a result of the significant increase in residential customers in the area.
9. Increased traffic congestion during peak commuting hours along the southbound frontage road of Highway 183 and along Jollyville Road.

Signature	Printed Name	Address
	SHERRY OSBORNE	11810 ARABIAN TRL.
	SCOTT MCSORLEY	11806 ARABIAN TRAIL
	JENNIFER SHAFER	11900 ARABIAN TR., 78756
	BRAD SHAFER	11900 ARABIAN TR., 78756
	Rebecca Jackson	11800 ARABIAN TR 78759
	DANIEL CAPPER	11800 ARABIAN TR 78759

Contact Name: Brad Shafer

Phone Number: 512-587-9116 (cell)/ 512-336-1696

P E T I T I O N

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Signature	Printed Name	Address
<i>Patrick R. D. Mally</i>	Patrick R. D. Mally	11902 Arabian Trail 78769
<i>Beverly S. O'Malley</i>	Beverly S. O'Malley	11902 Arabian Trail 78769
<i>Andrea Peck</i>	Andrea Peck	11809 Arabian Trail 78759
<i>Carol Gay</i>	Carol Gay	11904 Arabian Trail 78759
<i>Collin Tamm</i>	Collin Tamm	11804 Arabian Trail 78759

Contact Name: Brad Shafer

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Signature

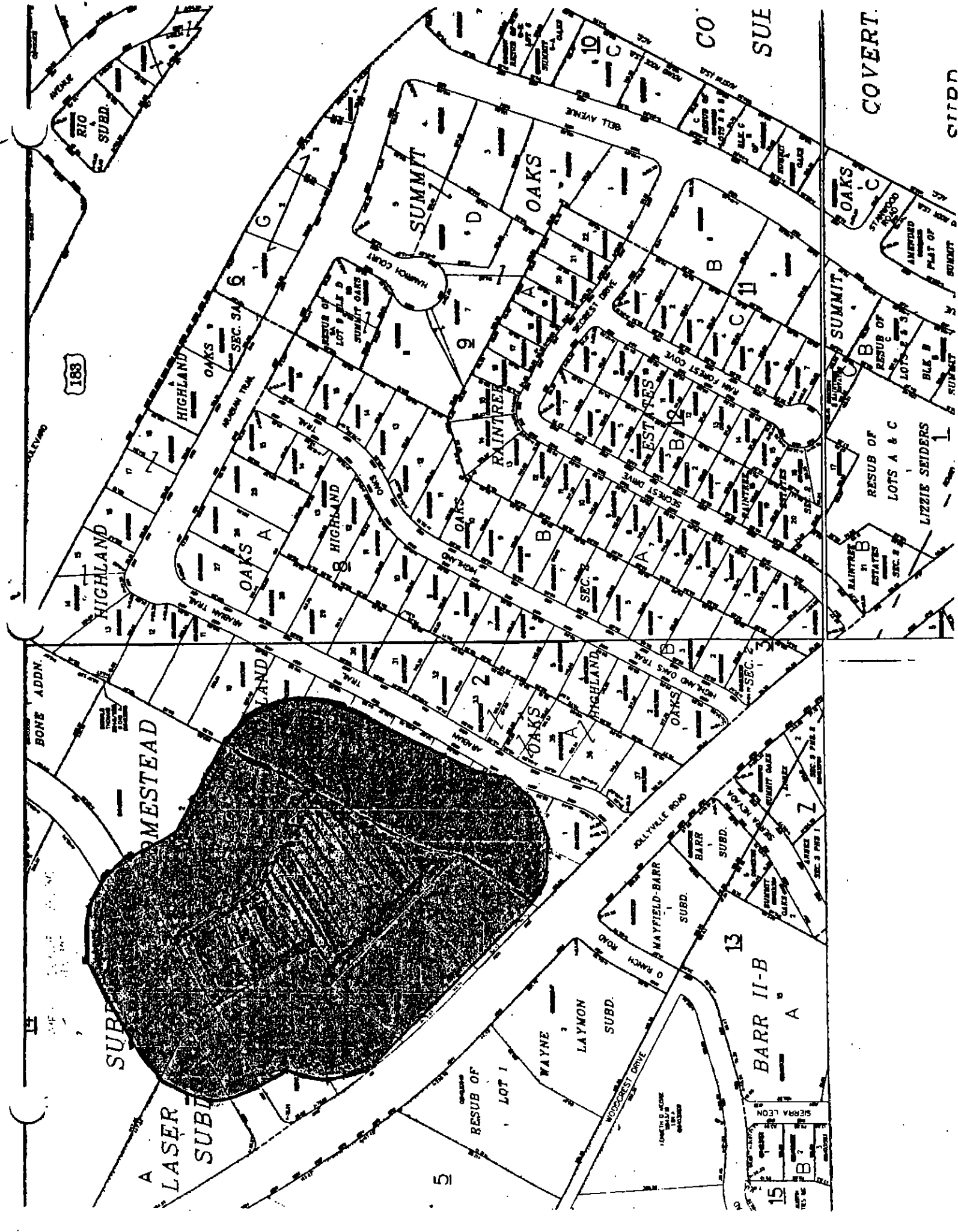
Printed Name

Address

Jerry Blak Jerry B Park 10106 MANCHACA
(11819 ARABIAN TRAIL 78759)

Contact Name: Brad Shafer

Phone Number: 512-587-9116 (cell)/ 512-336-1696



COVERT

CITY

BARR II-B

LASER SUBD.
MESTEAD

5

13

15

183

SUE

SUMMIT

OAKS

OAKS

HIGHLAND

HIGHLAND

LAND

OAKS

HIGHLAND

MAYFIELD-BARR

SUBD.

WYNE

LAYMON

SUBD.

WYNE

LAYMON

SUBD.

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SUBD.

BONE ADDN.

HIGHLAND OAKS

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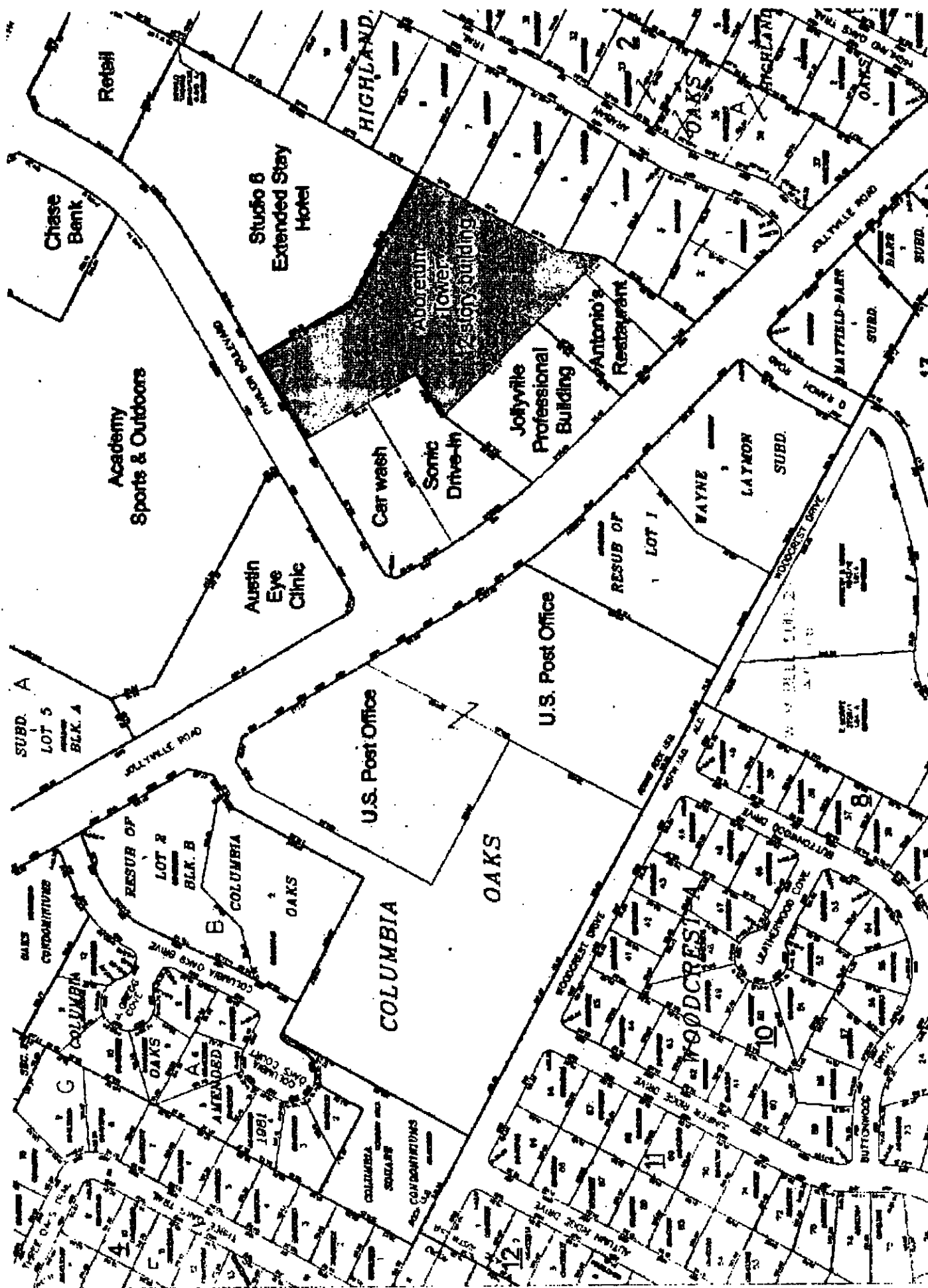
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JK
DE P
SP-01-0287C

CO

POSTAL
SERVICE

WOODCREST DRIVE

RZ87-011 GR 78-005
C14-89-0024 78-005
RETAIL/SHOPPING CENTER

90-66 RETAIL/SHOPPING
CENTER

RZ-87-011

C14-89-0024

LO

MEDICAL OFC.

SP-98-189C

GR

RZ87-037

78-005

PAVILION BOULEVARD

SP-95-0122C

89-084

UNDEVELOPED

GR

SP-98-0378C
SP-98-2208C

SP-85-167

01-0160

LO

SP-02-0199D
TAVERN

REST.

77-058

GR

LI-PDA

OFFICE
PARK

SP-02-0033C
SP-97-0474C
SP-06-0111C
LR-CO
02-0088

SP97-0240C
RZ87-037

SP97-0240C

SP93-0413C

92-0062
GR-CO

76-108
78-158

GR

SF-2

SF-2

78-062

HOLLAND BLVD TRAIL

78-

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: S.SIRWAITIS

///
.....

CASE #: C14-06-0013

ADDRESS: 11819 PAVILION BLVD

SUBJECT AREA (acres): 3.263

PETITIONS

DATE: 06-06

INTLS: SM

CITY GRID
REFERENCE
NUMBER
H35

1" = 200'